

# Mount Pleasant

Ruislip • Middlesex • HA4 9HQ

Guide Price: £700,000



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Nestled in a prime residential area of Ruislip, this delightful three-bedroom detached home offers a versatile living space of approximately 1,004 sq. ft., plus a detached garage and a generous garden, making it perfect for families seeking comfort and convenience. The property is set on Mount Pleasant which is located a stroll or short drive away to Ruislip Manor High Street and the newly developed 'Old Dairy' complex in South Ruislip offering a selection of cafes, restaurants, and shops.

DETACHED

THREE BEDROOMS

POTENTIAL TO EXTEND (S.T.P.P)

DINING ROOM

LIVING ROOM

KITCHEN

GARAGE

GARDEN

OFF STREET PARKING

1211 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





## Mount Pleasant, HA4

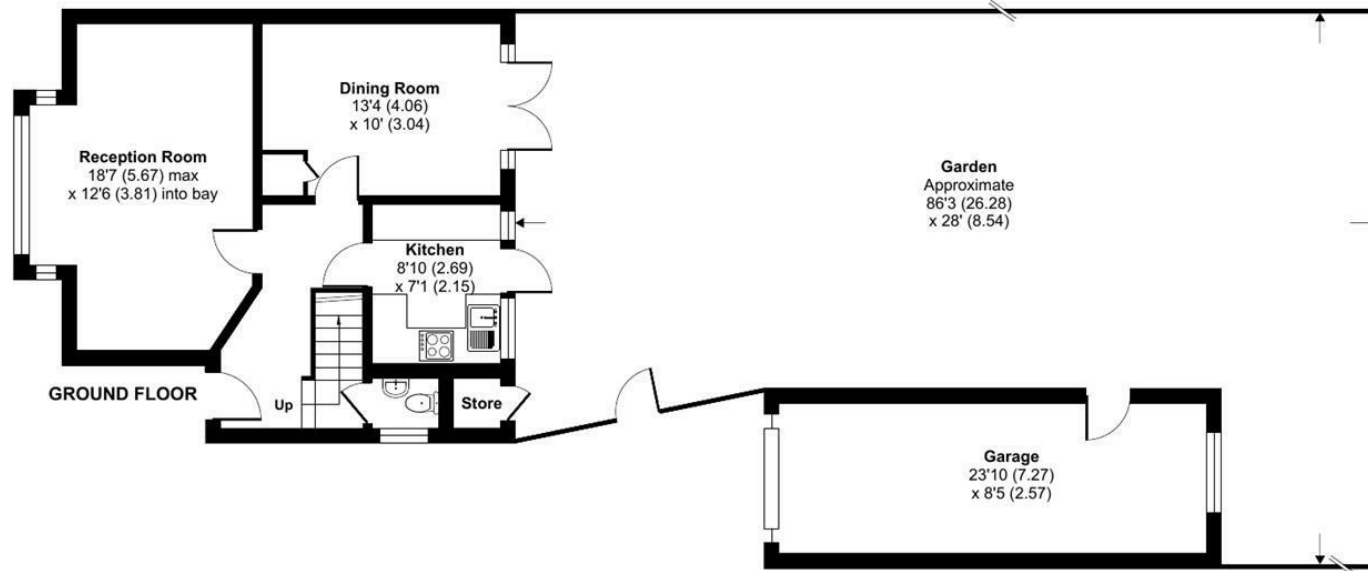
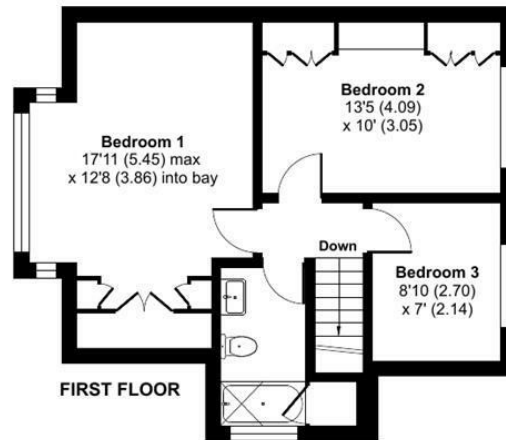
Approximate Area = 1004 sq ft / 93.3 sq m

Garage = 200 sq ft / 18.6 sq m

Outbuilding = 7 sq ft / 0.6 sq m

Total = 1211 sq ft / 112.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Coopers. REF: 1231293

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
Very energy efficient (A)		
Energy efficient (B)		
Decent (C)		
Below average (D)		
Below average (E)		
Below average (F)		
Not energy efficient - higher running costs (G)		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.