

# Whitby Road

Ruislip • Middlesex • HA4 9DS  
Offers In Excess Of: £775,000



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# Whitby Road

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Nestled in a sought-after residential area, this beautifully presented four-bedroom end-terrace home on Whitby Road offers a perfect blend of modern comfort and generous living space. Boasting approximately 1329 sq ft of internal accommodation, plus an outbuilding and very large garden, this property is ideal for families looking for versatility and convenience.

END TERRACE HOUSE

FOUR BEDROOMS

TWO BATHROOMS

OPEN PLAN KITCHEN/DINING AREA

UTILITY ROOM

DOWNSTAIRS STUDY ROOM

114 FT LONG GARDEN

OFFICE/GYM AT THE END OF THE GARDEN

DOWNSTAIRS W.C.

1,565 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.





### Description

Upon entering, you are welcomed into a bright and airy hallway leading to two well-proportioned reception rooms, ideal for entertaining or relaxing with family. The heart of the home is the expansive kitchen/breakfast room, which offers ample space for dining and direct access to the garden as well as providing underfloor heating throughout. A study provides the perfect space for home working, while a utility room and guest WC add further practicality. Upstairs, four well-sized bedrooms ensure plenty of accommodation for a growing family. The master bedroom is spacious and benefits from an en suite, while the additional bedrooms are all double bedrooms and offer flexibility for children, guests, or office space. A stylish family bathroom completes the first floor with a bath, basin and w.c.

### Outside

The property benefits from a very large private garden exceeding 114ft long providing a sunny oasis in the summer months. Towards the home is a patio area, perfect for outdoor dining, entertaining and relaxation. The centre of the garden offers a luscious lawn that leads to the play area in the centre which includes a climbing frame, slide and swings as well as wood chip flooring. The end of the garden has the added bonus of a substantial storage shed as well as an outbuilding which is currently being used as a home office and gym. Side access allows access to the front drive. The front of the property is paved offering an abundance of off street parking.

### Situation

Whitby Road is a residential road, enjoying its setting close to parks and local amenities at Ruislip Manor, South Ruislip and Eastcote. The property is located within close proximity to a number of local schools including St Swithun Wells, Sacred Heart, Newnham, Field End Primary and Queensmead and Bishop Ramsey Secondary Schools. It is also within easy reach of a number of tube stations offering access to the City and West End on the Metropolitan/Piccadilly and Central lines. For the motorist the A40/M25 and its access into London and the Home Counties is a short drive away.





### Schools:

Ruislip High School 0.4 miles  
 Lady Banks Junior School 0.4 miles  
 St Swithun Wells Catholic Primary School 0.5 miles



### Train:

Ruislip Gardens Station 0.4 miles  
 South Ruislip Station 0.6 miles  
 Ruislip Manor Station 0.7 miles



### Car:

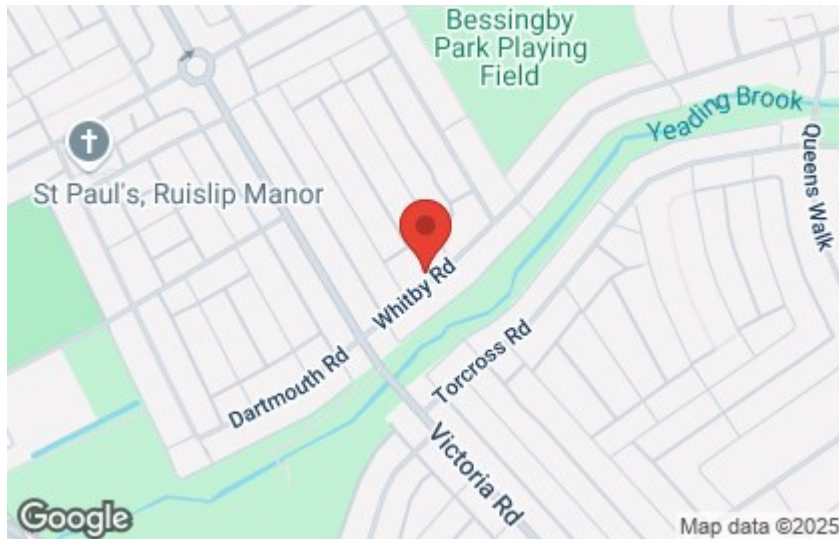
M4, A40, M25, M40



### Council Tax Band:

E

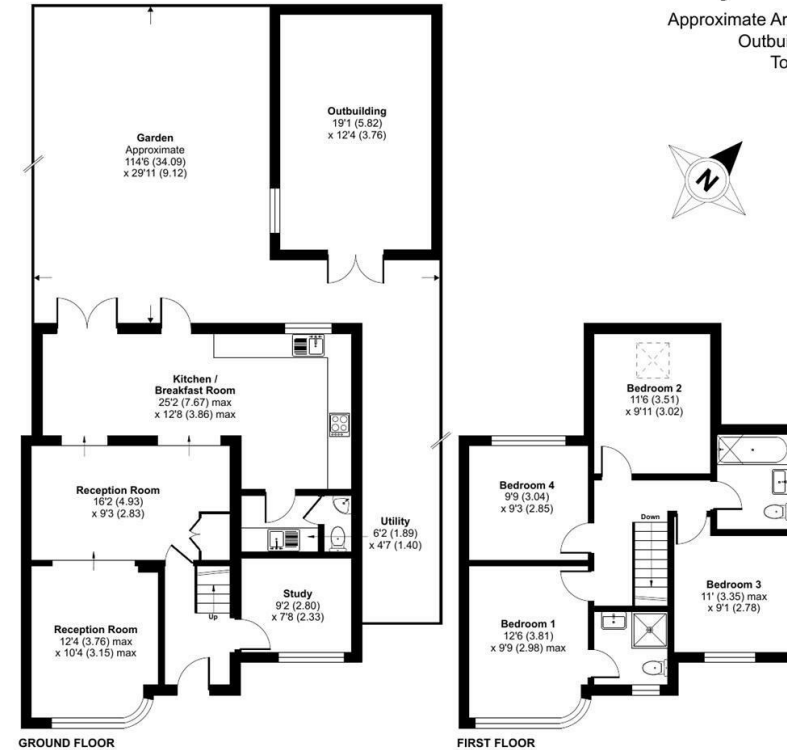
(Distances are straight line measurements from centre of postcode)



## Whitby Road, Ruislip, HA4

Approximate Area = 1329 sq ft / 123.4 sq m  
 Outbuilding = 236 sq ft / 21.9 sq m  
 Total = 1565 sq ft / 145.3 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). © richcom 2025. Produced for Coopers. REF: 1242822

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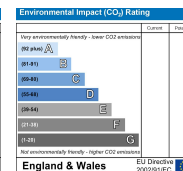
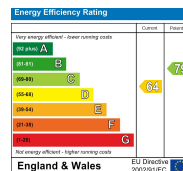
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