

# Salcombe Way

Ruislip • Middlesex • HA4 6BA  
Offers In Excess Of: £535,000



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# Salcombe Way

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Located on the sought-after Salcombe Way, this delightful two-bedroom terraced home offers a perfect blend of character and modern convenience. With a well-proportioned layout, this property is ideal for first-time buyers, downsizers, or investors looking for a prime location in Ruislip Manor.

TERRACED 'B' TYPE MANOR HOME

TWO DOUBLE BEDROOMS

FAMILY BATHROOM

LARGE REAR GARDEN

DOUBLE RECEPTION AT REAR OF HOUSE

SUMMER HOUSE AT END OF GARDEN

WALKING DISTANCE TO RUISLIP MANOR

QUIET ROAD

SOUGHT AFTER LOCATION

1,000 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 by a bright and airy hallway that leads directly to the reception room, that then leads through to a spacious dining area with direct access to the rear garden, perfect for entertaining or family gatherings. The kitchen, featuring a charming bay window, provides ample workspace and storage, making it a functional and inviting space. Upstairs, the property boasts two well-sized bedrooms, including a generously proportioned main bedroom with bay window, and a comfortable second double bedroom. The family bathroom is well-appointed, offering a three-piece suite to complete the home.

### Situation

Situated just moments from Ruislip Manor High Street, residents benefit from an array of shops, cafés, and local amenities. The property is also within easy walking distance of Ruislip Manor Underground Station (Metropolitan & Piccadilly lines), providing excellent connectivity to Central London. Outstanding local schools and green spaces further enhance the appeal of this charming home.

### Outside

Externally, the rear garden is an excellent space for outdoor relaxation, with access to a large workshop/outbuilding, ideal for additional storage, a home office, or a hobby space.



### Schools:

Lady Banks Infant and Juniors School - 0.2 miles  
 Warrender Primary School - 0.6 miles  
 Ruislip High School - 0.4 miles



### Train:

Ruislip Manor - 0.4 miles  
 Ruislip Gardens - 0.8 miles  
 Ruislip - 0.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

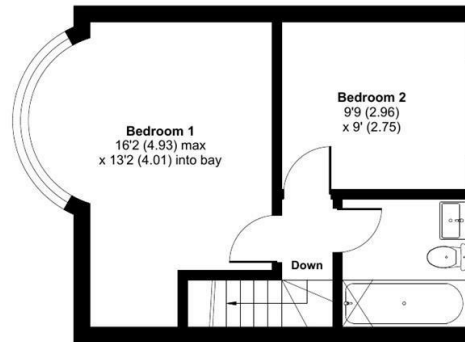
(Distances are straight line measurements from centre of postcode)



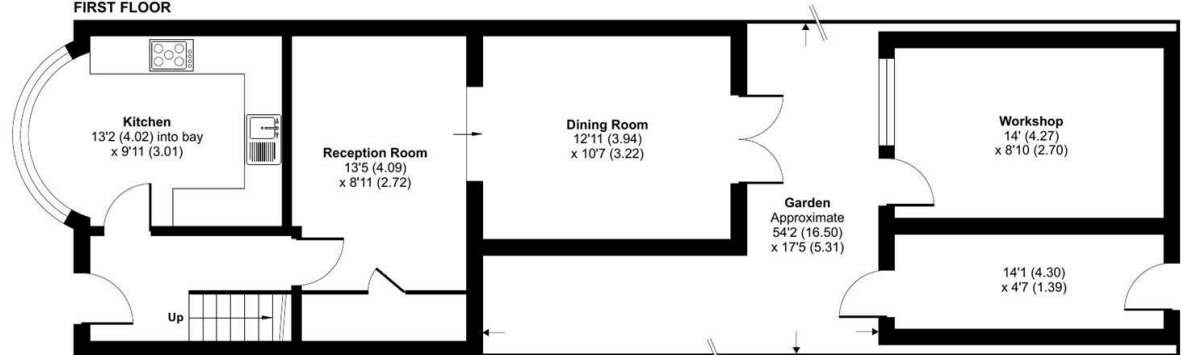
## Salcombe Way, Ruislip, HA4

Approximate Area = 807 sq ft / 74.9 sq m  
 Outbuilding = 193 sq ft / 17.9 sq m  
 Total = 1000 sq ft / 92.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1248038

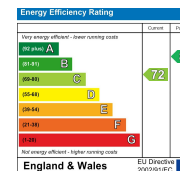
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