

Lea Crescent

Ruislip • Middlesex • HA4 6PN
Offers In Excess Of: £725,000



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Situated in a quiet and family-friendly residential street, this five-bedroom semi-detached home offers a fantastic blend of space, modern living, and convenience. Boasting an impressive 1,244 sq ft of internal living space, along with an additional 286 sq ft with the cabin. This home is perfect for growing families, professionals working from home, or those looking for versatile accommodation.

CHAIN FREE

NEWLY REFURBISHED AND DECORATED

FIVE BEDROOMS

FOUR BATHROOMS

LARGE OPEN PLAN KITCHEN/RECEPTION ROOM

HIGHLY INSULATED MAIN OUTBUILDING

OFF STREET PARKING WITH LARGE PARKING AREA AT THE REAR

POTENTIAL TO EXTEND (STPP)

SOUTHEAST FACING GARDEN

1,530 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 spacious hallway that leads into a bright and expansive open-plan kitchen and reception room. This beautifully designed space is flooded with natural light, creating a warm and inviting atmosphere for both everyday living and entertaining. The modern kitchen features sleek cabinetry, ample work surfaces, and integrated appliances, making it as practical as it is stylish. Double doors open onto the generous rear garden, offering a seamless transition between indoor and outdoor spaces. Also located on the ground floor is a well-sized double bedroom with private en-suite shower room, which can serve as a guest room, home office, or playroom, adding versatility to the home. The first floor boasts three comfortable bedrooms, each thoughtfully designed to provide a restful retreat. The largest of the three enjoys a lovely bay window that enhances the sense of space and natural light. A contemporary family bathroom is also on this level, complete with a bathtub, overhead shower, basin, and WC. A staircase leads to the second floor, where an additional bedroom offers a private and peaceful space, ideal for an older child, a guest suite, or even a quiet study area. The layout of the home ensures there is plenty of room for the entire family to spread out while maintaining a cosy and connected feel.

Outside

The generous rear garden is perfect for outdoor dining, entertaining, or simply unwinding after a busy day. One of the standout features of this property is the presence of two outbuildings. The larger of the two includes a separate WC, making it ideal for use as a home office, gym, or creative space, while the second outbuilding provides excellent storage or could be repurposed to suit the new owner's needs.

Location

Situated in the desirable Ruislip Gardens area, this home benefits from excellent transport links, with Ruislip Gardens Underground Station just a short distance away, providing easy access to Central London via the Central Line. The A40 and M25 are also within close reach, making commuting by car highly convenient. Families will appreciate the proximity to well-regarded schools, parks, and local amenities, including shops, cafes, and leisure facilities.



Schools:

Ruislip Gardens Primary 0.1 miles
 Sacred Heart Catholic Primary 0.5 miles
 Ruislip High 0.2 miles



Train:

Ruislip Gardens 0.3 miles
 Ruislip 0.7 miles
 Ruislip Manor 0.8 miles



Car:

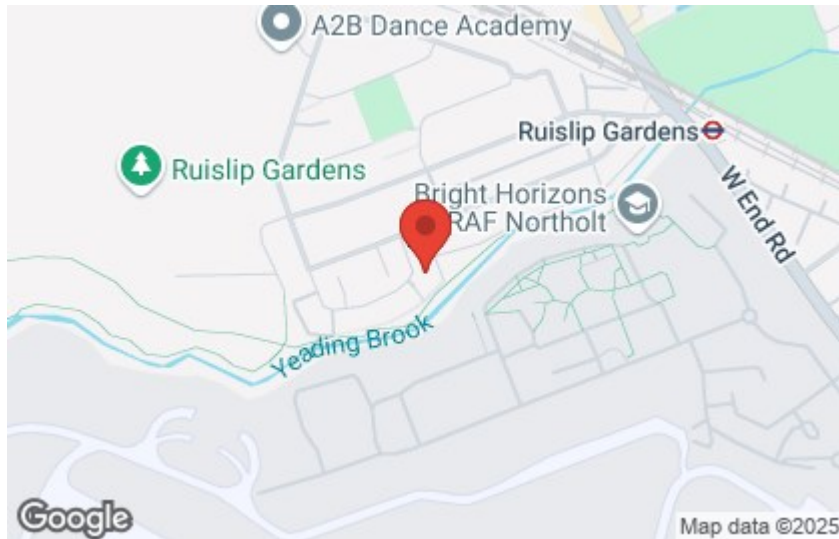
M4, A40, M25, M40



Council Tax Band:

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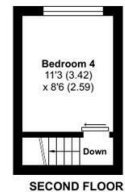
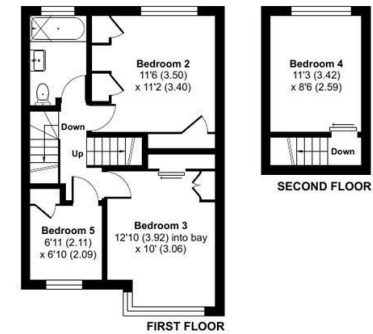
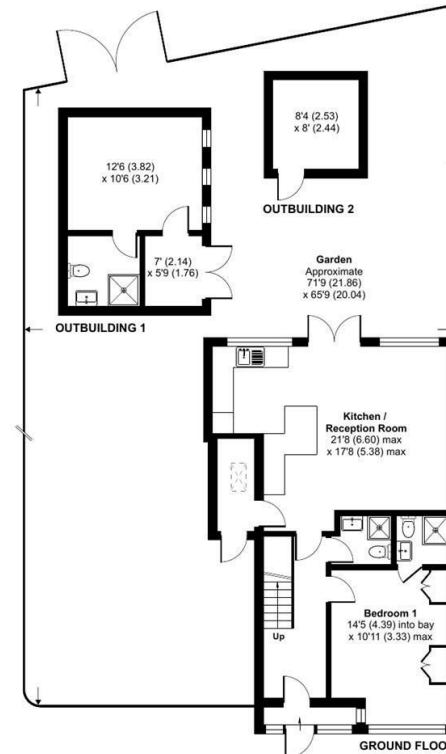
(Distances are straight line measurements from centre of postcode)



Lea Crescent, Ruislip, HA4

Approximate Area = 1244 sq ft / 115.5 sq m
 Outbuilding = 286 sq ft / 26.5 sq m
 Total = 1530 sq ft / 142 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). Produced for Coopers. REF: 1253777

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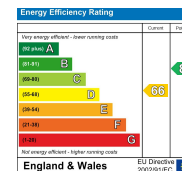
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