

# Brixham Crescent

Ruislip • Middlesex • HA4 8TT

Guide Price: £530,000



coopers  
est 1986

# Brixham Crescent

Ruislip • Middlesex • HA4 8TT

Nestled in the heart of Ruislip Manor, this delightful two-bedroom terraced 'B' type manor home offers a perfect blend of charm, convenience, and modern comfort. With a thoughtfully designed layout, ample living space, and a versatile outbuilding, this home is ideal for first-time buyers, small families, or those looking to downsize.

CHAIN FREE

TERRACED 'B' TYPE MANOR HOME

TWO DOUBLE BEDROOMS

FAMILY BATHROOM

OFF STREET PARKING

SOUTH EAST FACING GARDEN

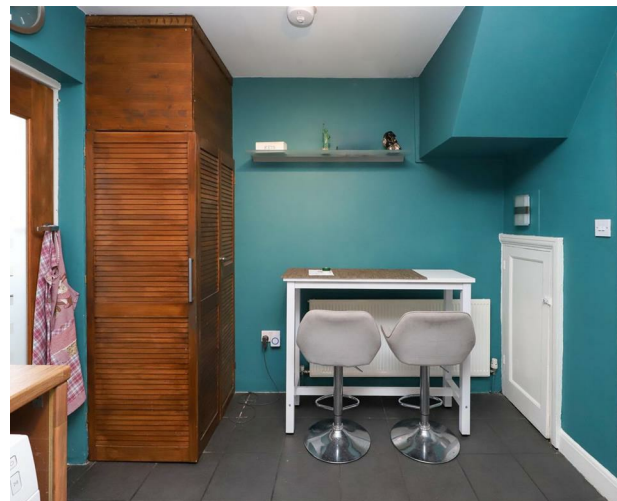
QUIET STREET

WALKING DISTANCE TO RUISLIP MANOR STATION

MODERN KITCHEN

824 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 living room, providing a cosy retreat for relaxation. The adjoining kitchen is well-equipped with ample storage and workspace, leading seamlessly into the sunroom, a perfect spot for enjoying natural light throughout the day. A hallway with staircase access completes the ground floor. Upstairs, the property features a spacious main bedroom with generous proportions, alongside a second bedroom, ideal for guests, children, or a home office. A well-appointed bathroom serves the upper level, offering convenience and comfort.

### Outside

The front of the property offers a driveway for off street parking. The rear garden is south east facing and is wonderfully appointed to enjoy the sunny summer months with a large patio area towards the home and a lawn leading to the end. Adding to the appeal is a separate log cabin, providing a fantastic opportunity for a home office, gym, or creative studio.

### Location

This home is ideally situated just moments from Ruislip Manor's vibrant high street, offering a variety of shops, cafés, and excellent transport links, including the Metropolitan and Piccadilly lines. With highly regarded schools and green spaces nearby, this property presents an excellent opportunity to enjoy the best of suburban living.



### Schools:

Lady Bankes Junior School 0.17 miles  
 Warrender Primary School 0.42 miles  
 Bishop Ramsey Church of England School 0.43 miles



### Train:

Ruislip Manor 0.18 miles  
 Ruislip 0.57 miles  
 Ruislip Gardens 0.84 miles



### Car:

M4, A40, M25, M40



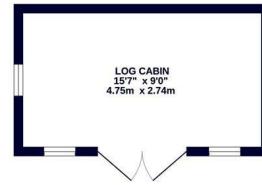
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
140 sq.ft. (13.0 sq.m.) approx.



LOG CABIN  
15'7" x 9'0"  
4.75m x 2.74m

GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



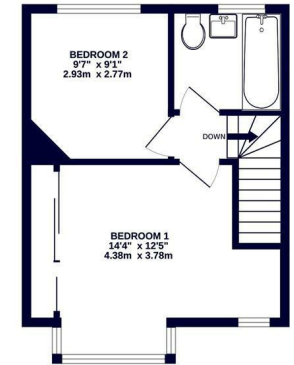
SUN ROOM  
12'3" x 4'1"  
3.75m x 1.25m

KITCHEN  
10'3" x 9'1"  
4.96m x 2.76m

LIVING ROOM  
12'6" x 10'3"  
3.81m x 3.13m

HALL

1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



BEDROOM 2  
9'7" x 9'1"  
2.93m x 2.77m

BEDROOM 1  
14'4" x 12'5"  
4.38m x 3.78m

coopers  
est 1986

TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



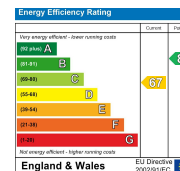
coopers  
est 1986

01895 677 400

71 Victoria Road, Ruislip Manor,  
Middlesex, HA4 9BH

ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk



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.