

# Dulverton Road

Ruislip • Middlesex • HA4 9AD

Asking Price: £550,000



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Coopers are delighted to present this charming terraced house located on Dulverton Road in the sought-after area of Ruislip. This delightful property boasts two bedrooms, extended ground floor living/outdoor space providing ample room for a growing family or those in need of a home office or guest room. Other benefits include off street parking, a large garden as well as a summer house.

'B' TYPE TERRACED HOME

TWO BEDROOMS

LIVING ROOM

DINING ROOM

KITCHEN/BREAKFAST ROOM

FAMILY BATHROOM

GARDEN GYM/SUMMER HOUSE

CONSERVATORY

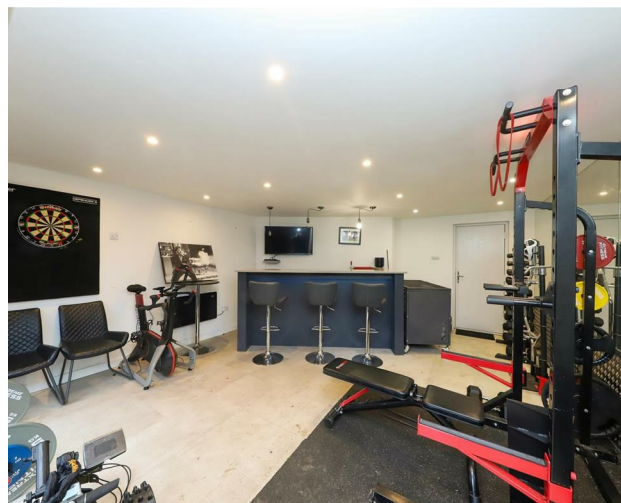
IDEAL LOCATION

1118 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

Situated in a sought-after Ruislip location, this delightful two-bedroom home offers 1,118 sq. ft. (103.9 sq. m.) of well-balanced living space, combining period charm with modern convenience. Upon entering, you are welcomed by a bright and airy living room, leading through to a spacious dining area—ideal for entertaining. The kitchen/breakfast room provides ample space for cooking and dining, with direct access to the conservatory, which serves as a perfect additional living space overlooking the garden. The first floor comprises two generously sized bedrooms, including a large principal bedroom (16'1" x 11'10" / 4.90m x 3.60m), and a well-appointed family bathroom.

## OUTSIDE

The private rear garden is a standout feature, benefitting from a detached garden gym/summer house (17'4" x 15'7" / 5.29m x 4.75m), ideal for home working, fitness, or a creative space.

## SITUATION

Dulverton Road is perfectly positioned just moments from Ruislip Manor's shopping and transport facilities including the Metropolitan and Piccadilly Line Station which offers services into London in less than an hour. Also Central line train stations and national rail connections are accessible locally. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of highly regarded schools and is just a short stroll to local parks.



### Schools:

Lady Bankes Infant School (0.1 mi)  
Ruislip High School (0.5 mi)  
Warrender Primary School (0.6 mil)



### Train:

Ruislip Manor (0.3 mi)  
Ruislip (0.5 mi)  
Ruislip Gardens (0.6 mi)



### Car:

M4, A40, M25, M40



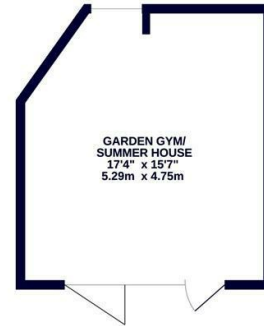
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
258 sq.ft. (23.9 sq.m.) approx.



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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.  
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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/1/18/20		

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.