

West End Road

Ruislip • Middlesex • HA4 6RD

Guide Price: £750,000



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Set in the heart of South Ruislip, this charming detached family home offers a perfect blend of generous living space, comfort, and potential. With a bright and welcoming layout, the house is ideal for growing families or those seeking a peaceful yet well-connected location.

DETACHED HOUSE

THREE DOUBLE BEDROOMS

LARGE RECEPTION ROOM

SEPARATE DINING ROOM

WELL SIZED, FUNCTIONAL KITCHEN

OFF STREET PARKING

BEAUTIFUL GARDEN IN EXCESS OF 86 FT LONG

POTENTIAL TO EXTEND (STPP)

GARAGE

1,334 SQ.FT. TOTAL

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

The ground floor features a spacious open-plan reception and dining room, filled with natural light and offering direct access to the private rear garden. The layout makes it ideal for entertaining or enjoying quiet evenings with family. Adjacent to the living space is a well-appointed kitchen with access to the garden, offering functionality and potential for modern upgrades. Also on the ground floor is the bathroom, ample storage as well as the garage which could serve as secure parking, a home gym, or additional storage. Upstairs, the property boasts three well-sized bedrooms. The main bedroom offers garden views and built-in wardrobes. The second bedroom provides another comfortable space for family members or guests, while the third bedroom makes a perfect child's room or home office. A centrally located W.C. completes the first floor.

Outside

The front driveway provides off street parking for three cars. One of the standout features of this home is the expansive private garden, offering exceptional outdoor space for play, gardening, or relaxing in the warmer months. A useful shed provides additional storage.

Location

Positioned on desirable West End Road, the property is within easy reach of South Ruislip's amenities, popular schools, and convenient transport links, including South Ruislip and Ruislip Gardens stations. This location offers a perfect balance between suburban tranquillity and urban accessibility.



Schools:

Bourne Primary School 0.3 mi
 St Swithun Wells Catholic Primary School 1 mi
 Queensmead School 0.7 mi



Train:

South Ruislip (0.4 mi)
 Ruislip Gardens (0.7 mi)
 Ruislip Manor (1.5 mi)



Car:

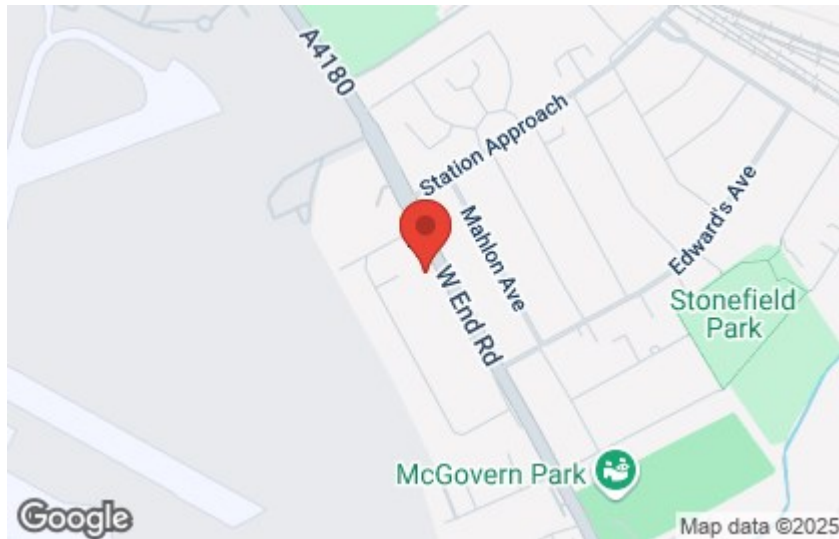
M4, A40, M25, M40



Council Tax Band:

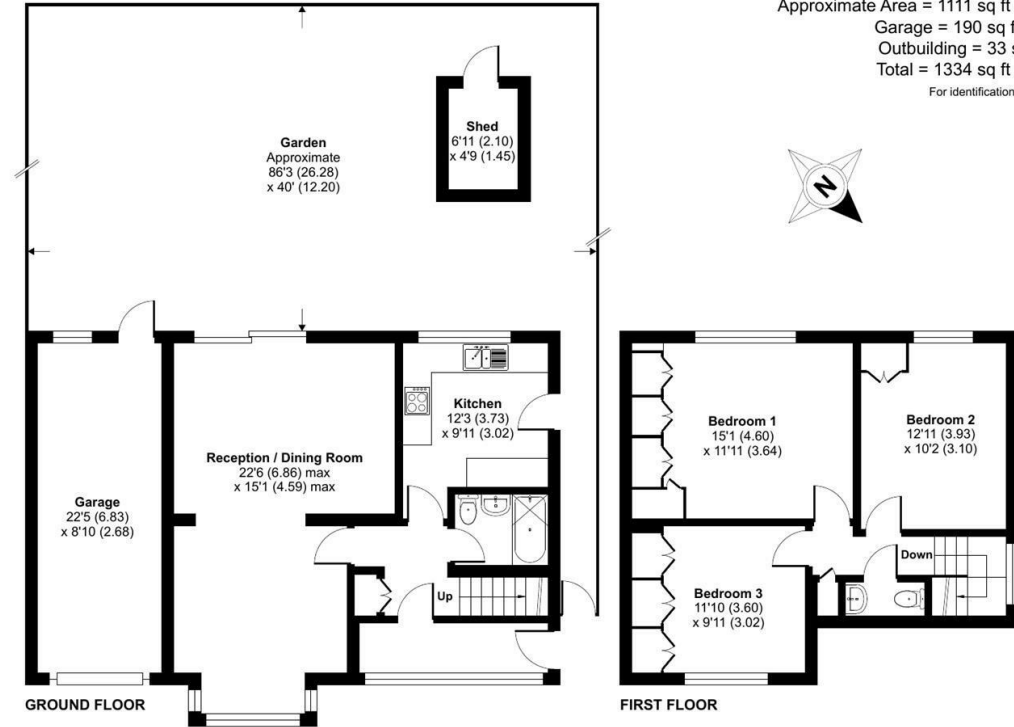
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(Distances are straight line measurements from centre of postcode)



West End Road, Ruislip, HA4

Approximate Area = 1111 sq ft / 103.2 sq m
 Garage = 190 sq ft / 17.6 sq m
 Outbuilding = 33 sq ft / 3 sq m
 Total = 1334 sq ft / 123.8 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: 1276556

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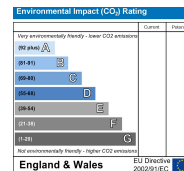
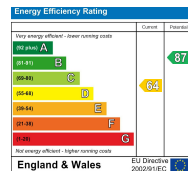
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