

West End Road

Ruislip • Middlesex • HA4 6DU

Guide Price: £675,000



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Coopers presents this stylish three bedroom detached property offering buyers a spacious retreat, finished to a high standard throughout.

Situated on West End Road, the property is located just a short walk from handy shops, highly rated local schools and convenient tube links into London via Ruislip Gardens & Ruislip Underground stations.

DETACHED HOUSE

THREE BEDROOMS

LARGE RECEPTION ROOM

FAMILY BATHROOM

OFF STREET PARKING

CLOSE TO LOCAL STATIONS

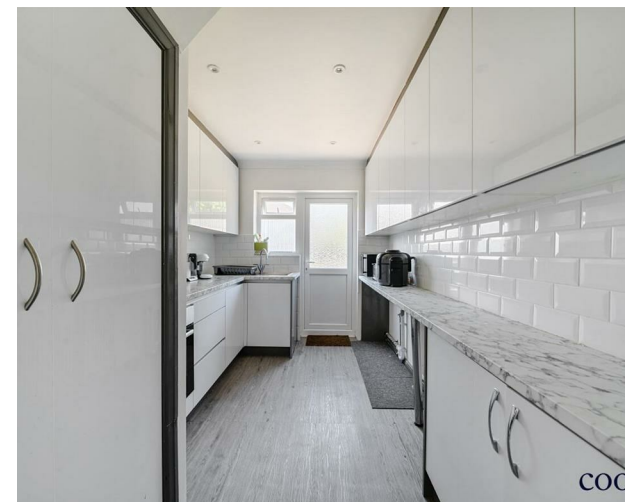
OUTBUILDING

GALLEY KITCHEN

WEST FACING GARDEN

1184 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

Situated in the heart of Ruislip, this beautifully presented three-bedroom family home offers generous living accommodation across two floors, with the added benefit of a substantial private garden and versatile outbuilding. Upon entering, you are greeted by a welcoming hallway leading to a bright and spacious Reception/Dining Room, ideal for both relaxing and entertaining. Double doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. The modern kitchen is well-appointed with ample storage and worktop space, making it perfect for keen home chefs. Upstairs, the first floor comprises three well-proportioned bedrooms. The principal bedroom and second bedroom offer generous space and natural light, while towards the front of the home is bedroom three. A modern family bathroom completes the upper level.

Outside

The rear garden is a standout feature, measuring approximately 43ft by 37ft, offering ample space for outdoor entertaining, children's play, or future landscaping projects. At the rear of the garden, a detached outbuilding presents endless possibilities – whether as a home gym, office, studio, or additional storage. The building also provides a w.c. and basin.

Location

West End Road is a popular residential road within walking distance of Ruislip High Street and Ruislip Gardens. It is located in close proximity to a number of local schools, including Sacred Heart and Ruislip High. Ruislip and Ruislip Garden tube stations are nearby, offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. The house is conveniently located to the A40/M25 with it's access into London and the Home Counties. Ruislip Gardens local shops are a short walk away, offering convenience stores, a post office, café's and a number of takeaways.





Schools:

Ruislip Gardens Primary School 0.2 miles
 Sacred Heart Catholic Primary School 0.4 miles
 Ruislip High School 0.2 miles



Train:

Ruislip Gardens 0.4 miles
 Ruislip 0.5 miles
 Ruislip Manor 0.7 miles



Car:

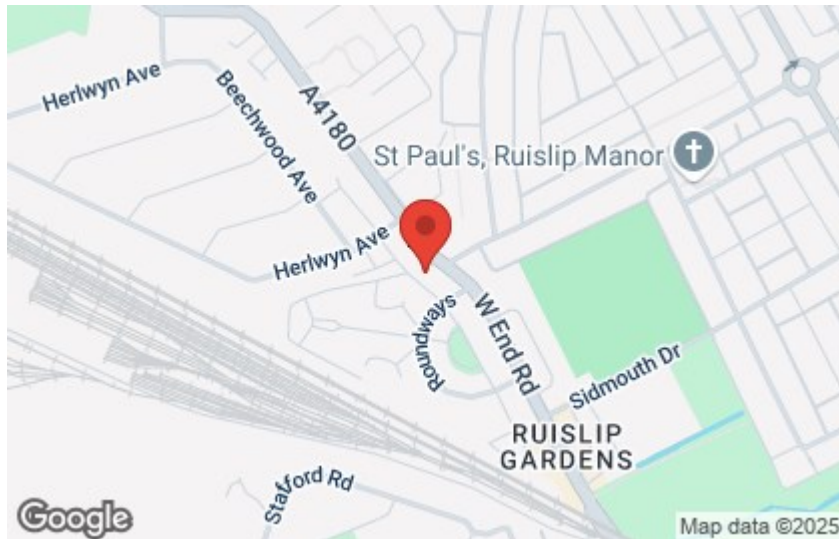
M4, A40, M25, M40



Council Tax Band:

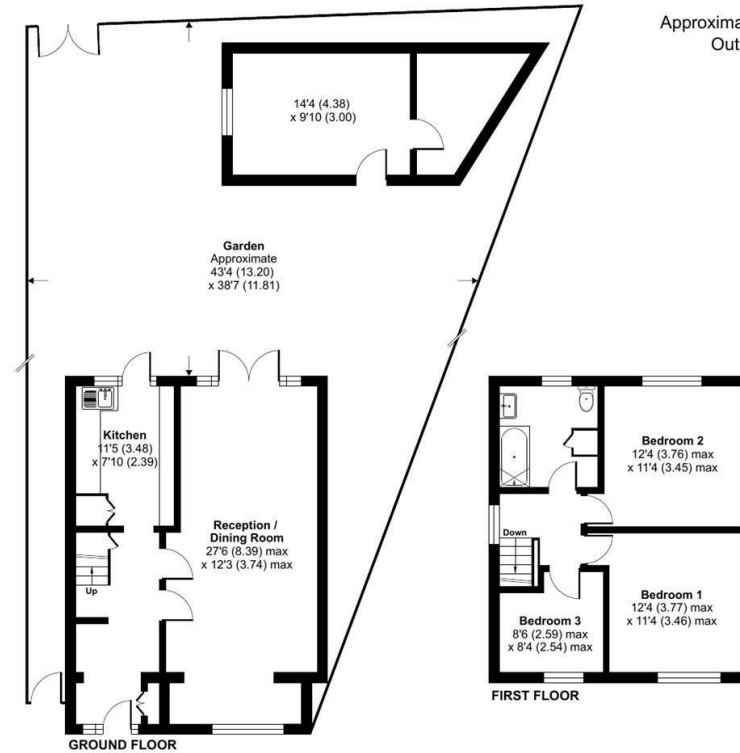
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(Distances are straight line measurements from centre of postcode)



West End Road, Ruislip, HA4

Approximate Area = 977 sq ft / 90.7 sq m
 Outbuilding = 207 sq ft / 19.2 sq m
 Total = 1184 sq ft / 109.9 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). © nichcom 2025. Produced for Coopers. REF: 1290792

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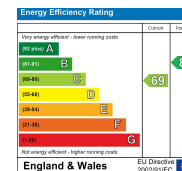
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