

# Wingfield Way

Ruislip • Middlesex • HA4 6RG

Guide Price: £495,000



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A two bedroom bungalow set in South Ruislip and located within easy reach to local shops, transport links and the A40/M40 road connections. This house is full of potential and offers low maintenance living over one single level. There is the added benefit of off street parking via own drive, garage and rear garden.

CHAIN FREE

BUNGALOW

SEMI DETACHED

TWO BEDROOMS

LIVING ROOM

DINING ROOM

KITCHEN

REAR GARAGE

OFF STREET PARKING

1132 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

Tucked away in a quiet and sought-after location, this two-bedroom bungalow offers the perfect blend of comfort, space, and flexibility – ideal for those looking to downsize, find their first home, or simply enjoy single-level living. Step inside and you're welcomed by the hallway that leads through to a generously sized living room, perfect for relaxing evenings in. Flowing effortlessly from here is the dining room, flooded with natural light thanks to its triple-aspect design and french doors – a wonderful setting for entertaining friends. The kitchen is thoughtfully laid out, with ample storage and worktop space, connecting seamlessly to both the dining area and central hallway for added convenience. There are two well-proportioned bedrooms, including a lovely main bedroom featuring a characterful bay window, and a cosy second bedroom that could also serve as a study or dressing room. The bathroom sits just off the hallway, completing the home's practical and well-considered layout. With a total internal area of 1,132 sq.ft. (approx.), this is a home that offers space and plenty of potential.

## OUTSIDE

To the front of the house is a paved driveway providing off street parking. There is side access round to the rear where there is a garage measuring over 41 feet in length – ideal for secure parking, a home workshop, or conversion into a studio or gym (subject to the usual permissions). The garden is mostly laid to lawn and is well secluded by mature trees and shrubbery. There is also a small patio area and storage shed.

## SITUATION

Wingfield Way is just off West End Road which is a popular residential road that runs through the heart of South Ruislip and is in close proximity to Ruislip High Street with its array of shops and restaurants. These include Marks and Spencers, Waitrose, Pizza Express, Zaza and Browns Restaurant. There are a number of tube stations offering a reliable service into The City, West End and Baker Street via either the Metropolitan or Piccadilly line from Ruislip Station. Alternatively South Ruislip Station is serviced by both tube and train lines into Marylebone Station in around 25 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip Gardens Primary, Bourne Primary and Ruislip High.



### Schools:

Bourne Primary School 0.4 miles  
Ruislip Gardens Primary School 0.8 miles  
Ruislip High School 0.7 miles



### Train:

South Ruislip 0.3 miles  
Ruislip Gardens 0.5 miles  
Ruislip Manor 1.3 miles



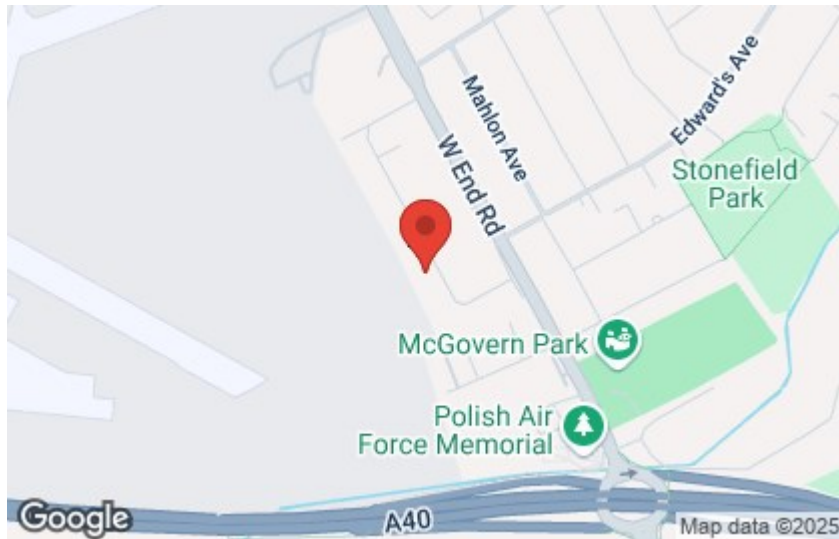
### Car:

M4, A40, M25, M40



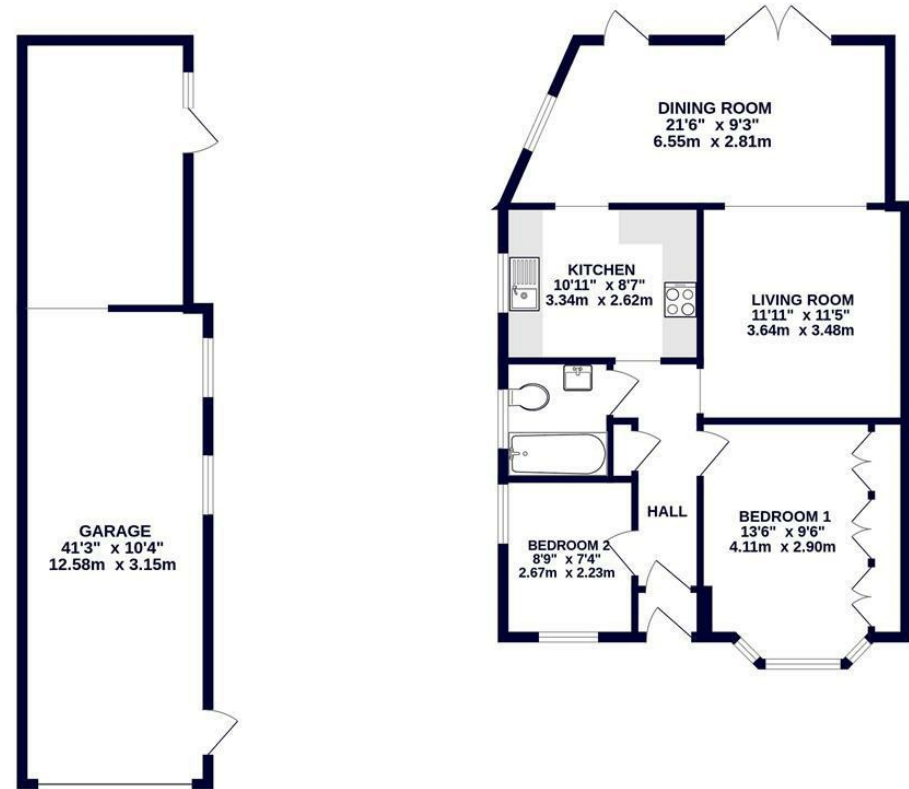
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
410 sq.ft. (38.1 sq.m.) approx.

GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1132 sq.ft. (105.2 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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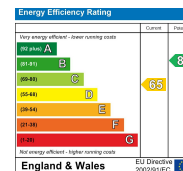
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