

Clyfford Road

Ruislip • Middlesex • HA4 6PT

Asking Price: £675,000



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Coopers are delighted to offer this impressive and generously proportioned three-bedroom semi-detached home, boasting over 1,067 sq ft (99.2 sq m) of stylish living space. Perfectly suited for growing families or those seeking space to entertain, this property offers a seamless blend of comfort, practicality, and charm.

SEMI DETACHED

THREE BEDROOMS

LIVING ROOM

KITCHEN/DINER

LARGE CONSERVATORY

DOWNSTAIRS CLOAKROOM

MODERN FAMILY BATHROOM

OFF STREET PARKING

REAR GARDEN

1067 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.





SITUATION

Perfectly positioned for convenience, Clyfford Road is moments from Ruislip Gardens shopping and transport facilities. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city bankers and professionals. Commuters are well suited with five London Underground stations in the area and with tube and National Rail services from South Ruislip Station which is only half a mile away, travelling into the city couldn't be easier. Ruislip Gardens (on the Central line) is a 5 minute walk away. Other nearby stations include Ruislip or Ruislip Manor on the Piccadilly/Metropolitan. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ruislip Gardens Infant & Juniors and Ruislip High Secondary School; as well as leisure facilities and local parks.

DESCRIPTION

The ground floor welcomes you with a bright entrance hallway, leading into a spacious living room (13'0" x 12'8") ideal for relaxing with the family. To the rear, the home opens up into an open-plan kitchen/diner (18'10" x 10'6"), the true heart of the home, featuring ample storage and worktop space. Flowing from the kitchen is a beautifully light-filled conservatory (15'4" x 14'6") with French doors opening onto the garden – perfect for hosting, dining, or enjoying a tranquil morning coffee. Completing the lower level is the downstairs cloakroom. Upstairs, you'll find three well-proportioned bedrooms. The principal bedroom (13'2" x 13'0") offers ample space for wardrobes and furnishings, while bedroom two (10'5" x 10'4") and bedroom three (9'3" x 8'2") provide ideal options for children, guests, or a home office. The upper floor also benefits from a stylish tiled family bathroom.

OUTSIDE

To the front of the property is a driveway and side access. To the rear, a well maintained private garden mostly laid to lawn with a patio area ideal for relaxing and entertaining in those summer months.



Schools:

Ruislip Gardens Primary School (0.2 mi)
 Sacred Heart Catholic Primary School (0.6 mi)
 Ruislip High School (0.2 m)



Train:

Ruislip Gardens (0.2 mi)
 Ruislip (0.8 mi)
 South Ruislip (0.8 mi)



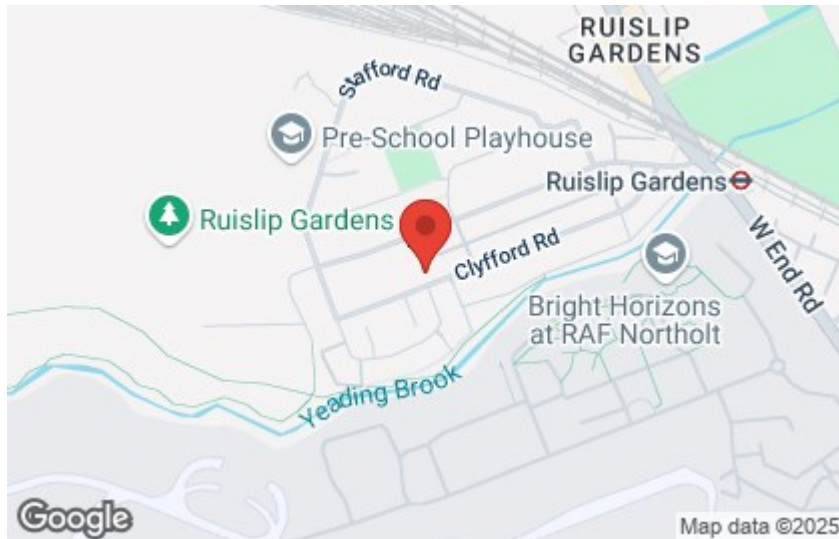
Car:

M4, A40, M25, M40

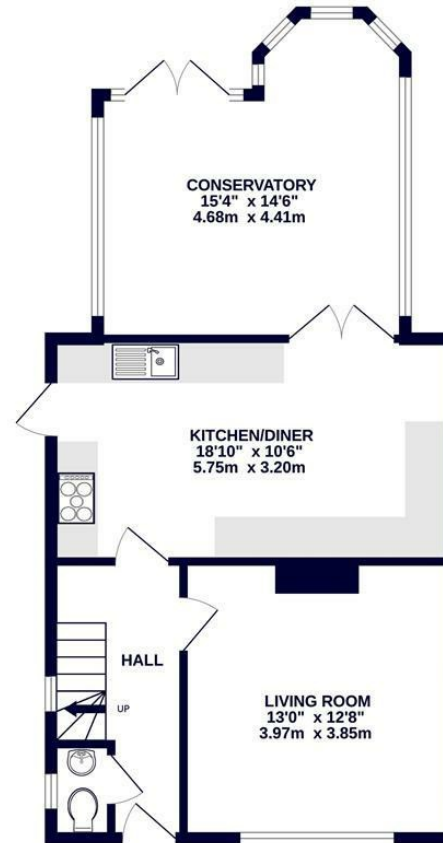


Council Tax Band:

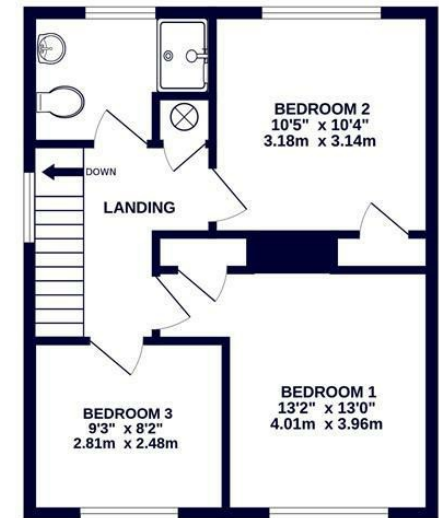
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
 440 sq.ft. (40.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1067 sq.ft. (99.2 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

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.