

# Whitby Road

Ruislip • Middlesex • HA4 9DP  
Offers In Excess Of: £475,000



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A rare opportunity to acquire this charming two-bedroom B' Type Manor home, ideally positioned on the ever-popular Whitby Road in Ruislip. Offered to the market chain free, the property blends classic character with great potential, making it perfect for first-time buyers, downsizers, or investors alike.

CHAIN FREE

TERRACED 'B' TYPE MANOR HOME

TWO DOUBLE BEDROOMS

LIVING ROOM

KITCHEN/DINER

LARGE PRIVATE GARDEN

FAMILY BATHROOM

POTENTIAL TO EXTEND (STPP)

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 welcomes you with a bright and spacious reception room, enhanced by a beautiful bay window that creates a warm and inviting atmosphere. To the rear, the kitchen and dining area provides a practical and sociable space, with direct access to a generous rear garden — ideal for outdoor entertaining or relaxing in the sunshine. At the back of the garden, a detached garage offers secure parking or useful additional storage. Upstairs, the home offers two well-proportioned bedrooms. The main bedroom is flooded with natural light through its front bay window, while the second bedroom is perfect as a guest room, home office, or nursery. A well-appointed family bathroom completes the first floor.

### Location

Located on a quiet residential street, the property is within easy reach of local amenities, popular schools, and excellent transport links, including Ruislip Manor and South Ruislip stations. This characterful home also offers scope to personalise or extend, subject to the usual planning permissions.





### Schools:

Ruislip High School 0.4 miles  
 Lady Banks Junior School 0.4 miles  
 St Swithun Wells Catholic Primary School 0.5 miles



### Train:

Ruislip Gardens Station 0.4 miles  
 South Ruislip Station 0.6 miles  
 Ruislip Manor Station 0.7 miles



### Car:

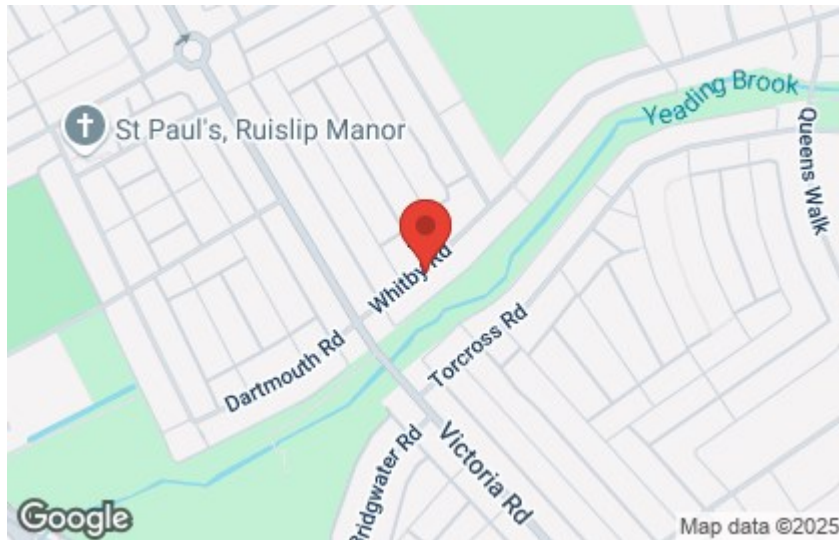
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



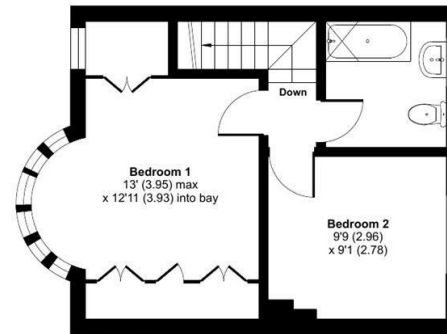
## Whitby Road, Ruislip, HA4

Approximate Area = 666 sq ft / 61.8 sq m

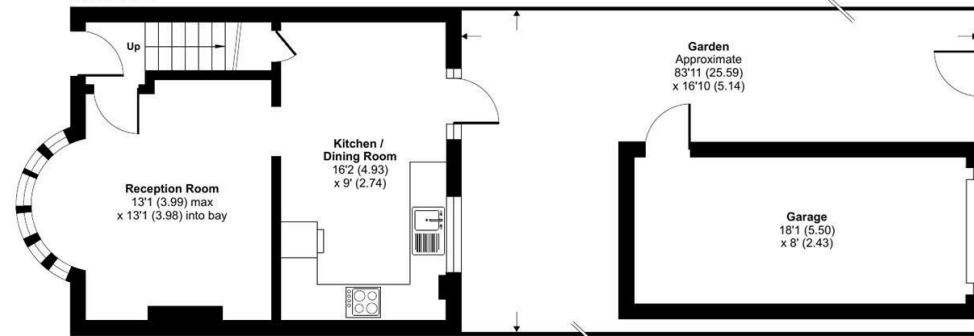
Garage = 144 sq ft / 13.3 sq m

Total = 810 sq ft / 75.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1302058

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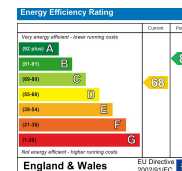
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