

Seaton Gardens

Ruislip • Middlesex • HA4 0BB

Guide Price: £500,000



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Located on the sought-after Seaton Gardens, this classic three bedroom, 'B' type Manor Home offers a fantastic opportunity for families and first-time buyers alike. Bursting with potential and charm, this property balances traditional character with practical living space.

CHAIN FREE

TERRACED 'B' TYPE MANOR HOME

THREE BEDROOMS

DOWNSTAIRS BATHROOM

KITCHEN/DINER

LIVING ROOM

POTENTIAL TO FURTHER ENHANCE

EXCELLENT LOCATION

PRIVATE REAR GARDEN

884 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

Upon entering, you are welcomed into a bright and airy reception room, complete with a beautiful bay window that floods the space with natural light. Flowing through, the dining room provides an ideal setting for entertaining and family meals. To the rear, the kitchen is well-equipped and offers direct access to the private rear garden, which includes a timber shed — perfect for storage or a potential workshop. The bathroom is also located on the ground floor. Upstairs, the property boasts three generous bedrooms, including a large bay-fronted main bedroom, a bright second bedroom, and a versatile third bedroom.

Outside

The front of the property includes a small lawn with mature flowers and plants. The rear garden is a sun trap in the summer months, offering a large patio towards the home that leads to the end of the garden with a lawn and shrubs either side. Beyond the garden and gate at the rear is a useful parking space that can be accessed from the private service road.

Location

Seaton Gardens is a peaceful residential road situated just moments from Ruislip Manor High Street. Local shops, restaurants, and Ruislip Manor Underground Station (Metropolitan & Piccadilly lines) are all within easy walking distance. The area is renowned for its excellent schools, open parks, and friendly community atmosphere.



Schools:

Ruislip High School 0.4 miles
 Lady Banks Infant School 0.6 miles
 Sacred Heart Catholic Primary School 0.8 miles



Train:

Ruislip Gardens 0.6 miles
 Ruislip Manor 0.6 miles
 Ruislip 0.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

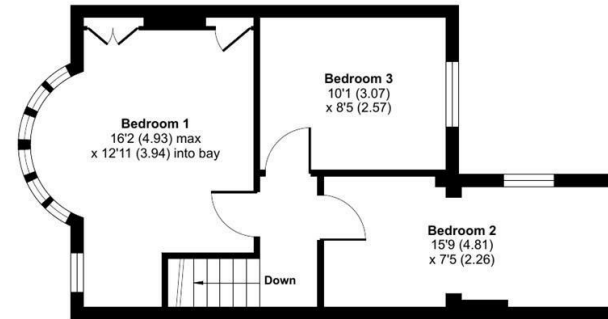
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(Distances are straight line measurements from centre of postcode)

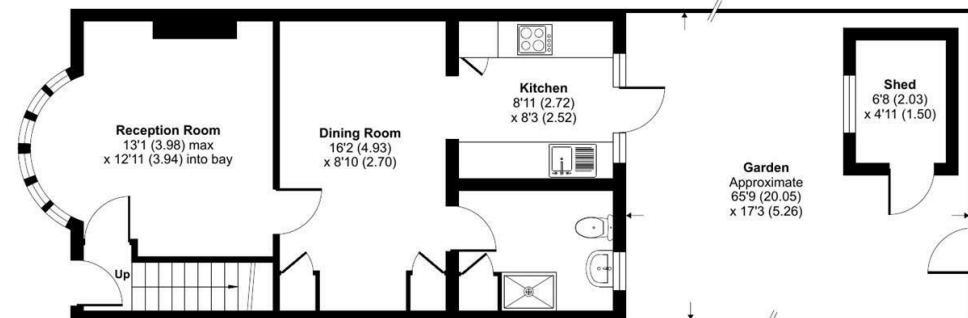


Seaton Gardens, Ruislip, HA4

Approximate Area = 851 sq ft / 79 sq m
 Outbuilding = 33 sq ft / 3 sq m
 Total = 884 sq ft / 82 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: 1309265

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
Very energy efficient (A)		
Energy efficient (B)		
Decent (C)		
Below average (D)		
Energy inefficient (E)		
Very energy inefficient (F)		
Not energy efficient - higher running costs		
England & Wales		

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.