

Pine Gardens

Ruislip • Middlesex • HA4 9TG

Guide Price: £650,000



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Nestled in the sought-after residential setting of Pine Gardens, this beautifully presented three-bedroom semi-detached home blends stylish open-plan living with a generous garden, making it a perfect choice for families and professionals alike.

SEMI DETACHED HOUSE

THREE BEDROOMS

OPEN PLAN KITCHEN

LIVING ROOM

FAMILY BATHROOM

SECLUDED PRIVATE GARDEN

OFF STREET PARKING

DOWNSTAIRS W.C.

QUIET LOCATION

1,060 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

The property opens into a welcoming porch that leads into a bright hallway, setting the tone for the rest of the home. To the rear, the spacious open-plan kitchen, dining, and reception room is the heart of the property, designed to suit both everyday living and entertaining. The kitchen features modern fitted units, integrated appliances, and ample workspace, while the dining and living areas flow seamlessly together. Large glass doors open onto the garden, flooding the space with natural light and providing a perfect connection between indoor and outdoor living. A handy ground floor cloakroom/WC completes this level. Upstairs, the principal bedroom offers a calm and inviting retreat with plenty of space for wardrobes and storage. The second and third bedrooms are both generously proportioned, offering flexibility for use as children's rooms, guest accommodation, or a home office. The contemporary family bathroom is tastefully finished with modern fittings.

Outside

To the rear, a private garden offers an abundance of space for relaxation, play, and outdoor dining. Well-kept lawns and a patio area create an inviting backdrop for summer gatherings, while two useful outbuildings provide extra storage or potential for conversion into a home office or gym.

Location

Pine Gardens is a peaceful and family-friendly road within walking distance of Eastcote's vibrant high street, where a variety of shops, restaurants, and cafés can be found. Excellent transport links are close by, with Eastcote and Ruislip Manor Underground stations offering Metropolitan and Piccadilly line services, while the A40/M40 is easily accessible for those travelling by car. The area is also well served by highly regarded local schools, parks, and green open spaces, making it ideal for both families and commuters.



Schools:

Newnham Infant and Nursery School 0.3 miles
 Lady Bankes Infant School 0.3 miles
 Bishop Ramsey Church of England School 0.6 miles



Train:

Eastcote 0.3 miles
 Ruislip Manor 0.5 miles
 Ruislip Gardens 0.9 miles



Car:

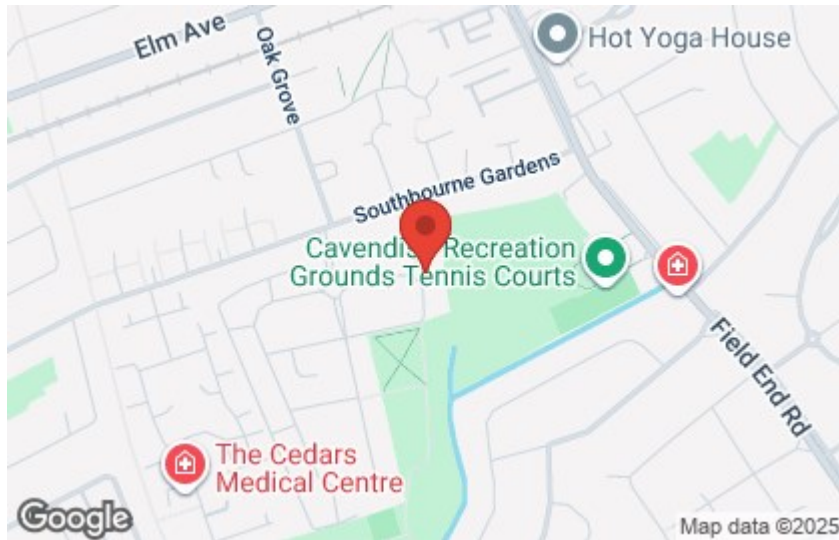
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



Pine Gardens, Ruislip, HA4

Approximate Area = 984 sq ft / 91.4 sq m
 Outbuildings = 76 sq ft / 7 sq m
 Total = 1060 sq ft / 98.4 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). © richcom 2025. Produced for Coopers. REF: 1336080

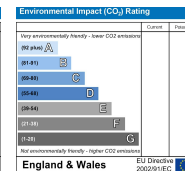
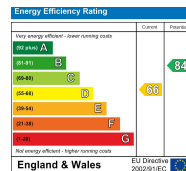
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