College Drive

Ruislip • Middlesex • HA4 8SD

Offers In Excess Of: £900,000







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This modern four double bedroom detached bungalow offers spacious and versatile living across two floors. The ground floor features a welcoming hallway leading to a bright reception room with direct access to the garden, a modern kitchen/dining area, two comfortable bedrooms, a family bathroom.
Upstairs, you'll find two further bedrooms, a convenient shower room, and useful eaves storage. The property also benefits from an attached garage and a well-balanced layout perfect for both family life and entertaining.

FOUR DOUBLE BEDROOMS

TWO BATHROOMS

DETACHED BUNGALOW

EXTENDED KITCHEN

LARGE LIVING ROOM

GARAGE

PRIVATE REAR GARDEN

MODERNISED THROUGHOUT

SOUGHT AFTER LOCATION

OFF STREET PARKING

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.













LOCATION

College Drive is a quiet tree lined residential road that is regarded as one of Ruislip's most sought after locations, where property rarely comes to the market. It is a short stroll to Ruislip and Ruislip Manor shops, trendy eateries and Ruislip/Ruislip Manor stations (Metropolitan/ Piccadilly line) with direct links to The City and Baker Street, while for the motorist London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Bishop Ramsey, along with a number of leisure facilities including Ruislip Golf Club and Highgrove Health Club.

DESCRIPTION

Welcome to this beautifully arranged family home, set over two floors and offering a fantastic balance of living space and versatility. As you step inside, you're welcomed by a spacious hallway that branches off to the main areas of the house. To the front, you'll find the primary bedroom, complete with a charming bay window that fills the room with natural light. Along the hallway, there's another generously sized bedroom and a well-appointed family bathroom conveniently positioned for easy access.

The heart of the home lies to the rear, where an open and airy reception room offers a great space for both relaxing and entertaining, with doors that open onto the garden. Adjacent to this is the kitchen and dining area, ideal for family meals and gatherings, with plenty of room to cook, dine and socialise. Heading upstairs, the first floor offers two additional well-sized bedrooms, both filled with natural light and served by a conveniently located shower room. There's also access to eaves storage, perfect for keeping your living spaces clutter-free.

This home offers a wonderfully adaptable layout that's ideal for family life, with bright and welcoming rooms throughout and the added bonus of outdoor space accessed from the living areas — a true blend of comfort and practicality.

OUTSIDE

The front of the property offers excellent kerb appeal, with a generous driveway providing off-street parking for multiple vehicles, access to the attached garage, and a convenient side gate leading to the kitchen.

To the rear, the garden is thoughtfully landscaped, featuring a sleeper-edged pebbled patio that creates a charming spot for morning coffee or relaxing in the sun. Mature plants and established trees line the garden, offering both privacy and a natural backdrop. At the far end, a spacious patio area is perfectly positioned for evening dining and entertaining, complemented by a handy garden shed for storage.

Schools:

Warrender Primary School 0.1 miles
Coteford Infant School 0.4 miles
Bishop Ramsey Church of England School 0.2 miles

Train:

Ruislip Manor 0.3 miles
Ruislip 0.6 miles
Eastcote 0.7 miles

Car:

M4, A40, M25, M40

Council Tax Band:

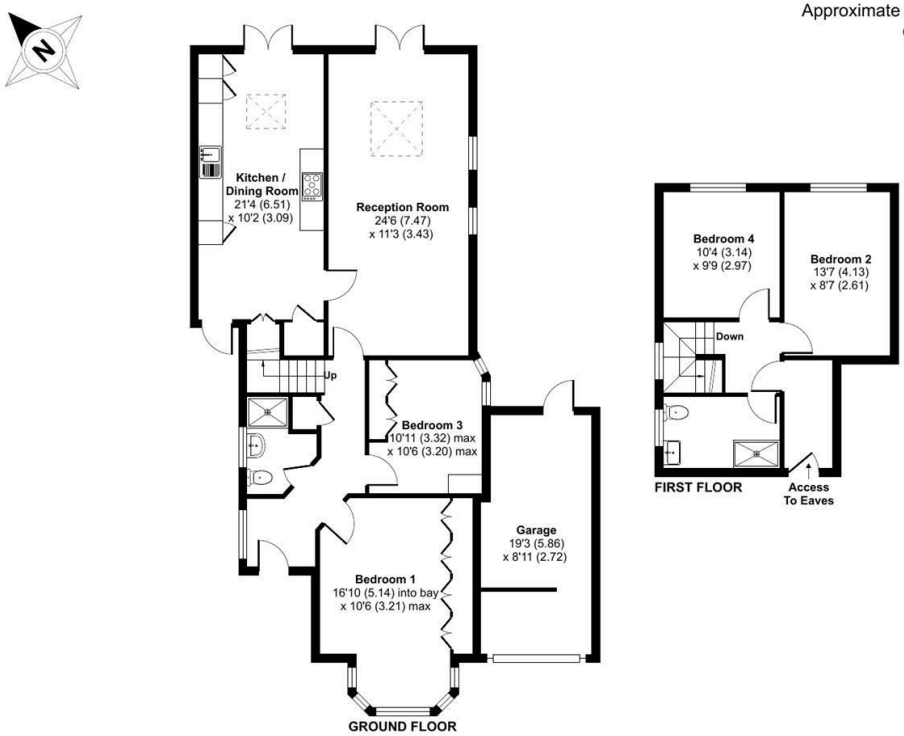
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(Distances are straight line measurements from centre of postcode)



College Drive, Ruislip, HA4

Approximate Area = 1315 sq ft / 122.1 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1484 sq ft / 137.8 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). ©nichecom 2025. Produced for Coopers. REF: 1273512

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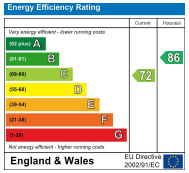
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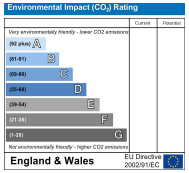
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