

Lea Crescent

Ruislip • Middlesex • HA4 6PP

Guide Price: £540,000



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**** CHAIN FREE **** Offered to the market chain free, this well-proportioned three bedroom semi-detached home presents an excellent opportunity for families, first-time buyers, or investors alike, ideally positioned within the popular Ruislip Gardens area. The ground floor features a spacious open-plan kitchen/reception/dining room extending over 24ft, creating a bright and versatile living space ideal for everyday family life and entertaining. A conservatory to the rear provides additional reception space and enjoys views over the garden. The fitted kitchen offers ample storage and worktop space, while the ground floor bathroom is conveniently located off the hallway. To the first floor are three bedrooms, including a generous principal bedroom with bay window, alongside two further well-sized bedrooms offering flexibility for family living, guests, or home working. Externally, the property benefits from a sizeable private rear garden measuring approximately 55ft, complete with a detached outbuilding ideal for use as a home office, gym, studio, or additional storage.

CHAIN FREE

DEMI DETACHED HOUSE

THREE BEDROOMS

FAMILY BATHROOM ON THE GROUND FLOOR

LIVING ROOM

KITCHEN/DINER

WALKING DISTANCE TO RUISLIP GARDENS STATION

GARAGE

QUIET ROAD

983 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.





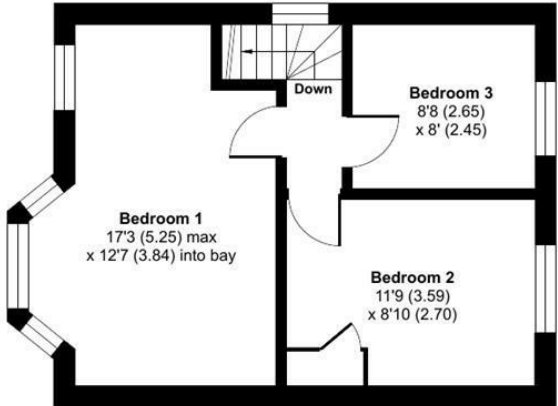
Lea Crescent, Ruislip, HA4

Approximate Area = 848 sq ft / 78.7 sq m

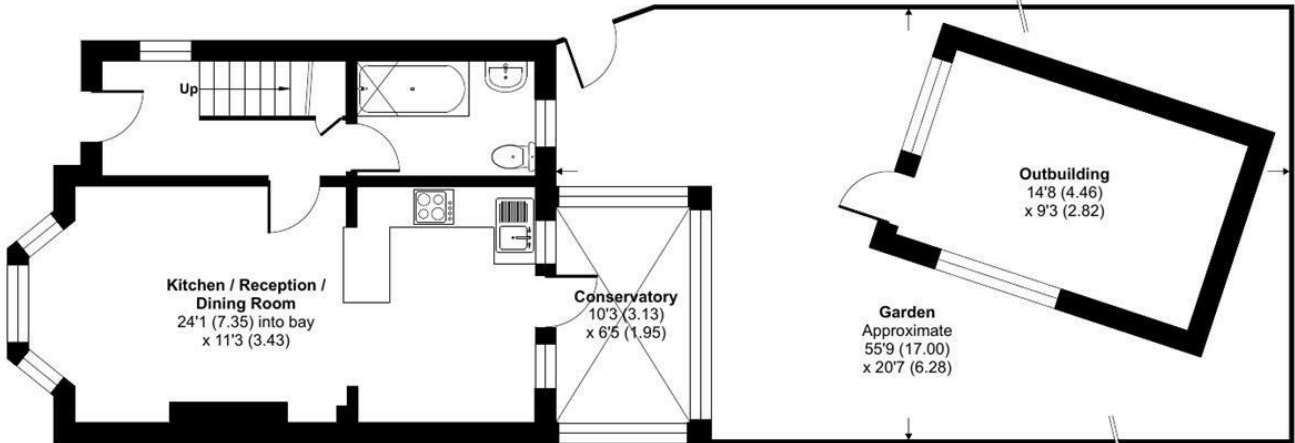
Outbuilding = 135 sq ft / 12.5 sq m

Total = 983 sq ft / 91.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



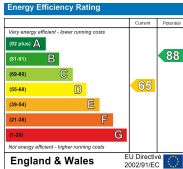
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Coopers. REF: 1456126

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