

Chelston Road

Ruislip • Middlesex • HA4 9SA

Guide Price: £475,000



coopers
est 1986

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****CHAIN FREE**** A well-presented end terrace, two-bedroom home offering approximately 857 sq.ft of internal accommodation, complemented by a private rear garden, conservatory, and a separate outbuilding. The ground floor features a spacious open-plan kitchen/reception room extending over 27 ft, leading through to a bright conservatory with direct garden access. The first floor comprises two well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a detached outbuilding (approx. 135 sq.ft.), ideal for a home office, gym, or studio. Conveniently located for local amenities, transport links, and green spaces.

CHAIN FREE

TWO BEDROOMS

END OF TERRACE

OPEN PLAN LIVING

CONSERVATORY

FAMILY BATHROOM

IDEAL LOCATION

OUTBUILDING

DRIVEWAY

992 SQ.FT

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.







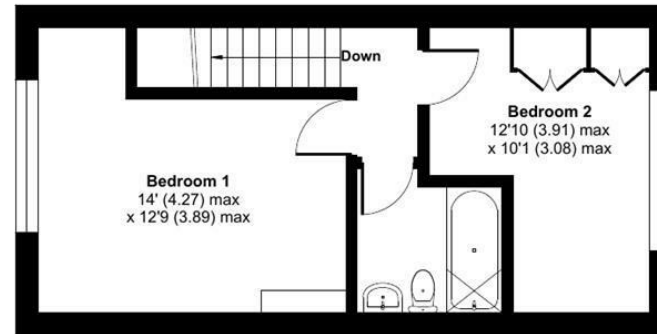
Chelston Road, Ruislip, HA4 9SA

Approximate Area = 857 sq ft / 79.6 sq m

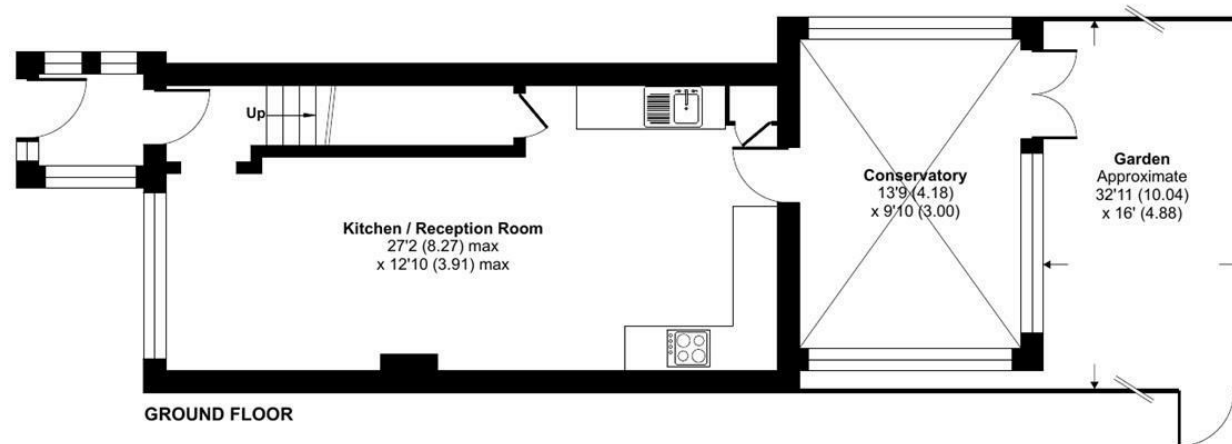
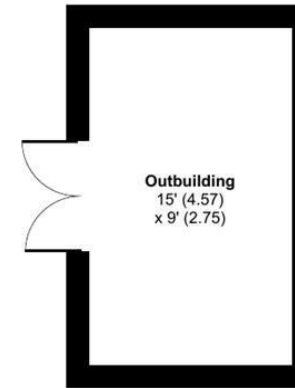
Outbuilding = 135 sq ft / 12.5 sq m

Total = 992 sq ft / 92.1 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). Produced for Coopers. REF: 1409472

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71 Victoria Road, Ruislip Manor,
Middlesex, HA4 9BH
ruislipmanor@coopersresidential.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.