

Eastcote Road, Ruislip, HA4 8DG

Guide Price **£1,150,000 | Freehold**

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Key Features & Description:

- Large Five Bedroom Detached Family Home
- The self-contained annex/studio flat
- Self-contained annex/studio with en-suite and kitchenette
- Solar roof panels 4Kw - generates free electricity plus annual income through the FIT
- South-facing 85ft garden with mature planting
- Contemporary Fitted Kitchen/Dining Room
- Driveway parking for up to four vehicles

This impressive five-bedroom detached family home offers nearly 2,000 sq ft of versatile living, including a self-contained annex and an 85ft south-facing garden. Blending character and modern design, it's perfect for families or multi-generational living. The ground floor features a bright bay-fronted reception room and a stunning open-plan kitchen/living area with granite worktops, central island, integrated appliances, and underfloor heating. Upstairs, four generous bedrooms include a main with en-suite and walk-in wardrobe, plus a family bathroom. The annex provides a private fifth bedroom with kitchenette, bathroom, sitting area, and entrance — ideal for guests, relatives, or rental income. Outside, the landscaped south-facing garden is private and peaceful, with lawn, mature plants, water feature, greenhouse, and storage. A block-paved driveway offers parking for several cars, and solar panels provide free electricity and income.

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Nearest Stations:

Ruislip – 0.4 miles (central Piccadilly & Metropolitan Lines)

Ruislip Manor – 0.6 miles (Metropolitan & Piccadilly Lines)

West Ruislip – 0.7 miles (Chiltern Rail & Underground)

Verified Material Information:

Council tax band: F

Local authority: London Borough of Hillingdon

Energy Performance rating: B

Suppliers:

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

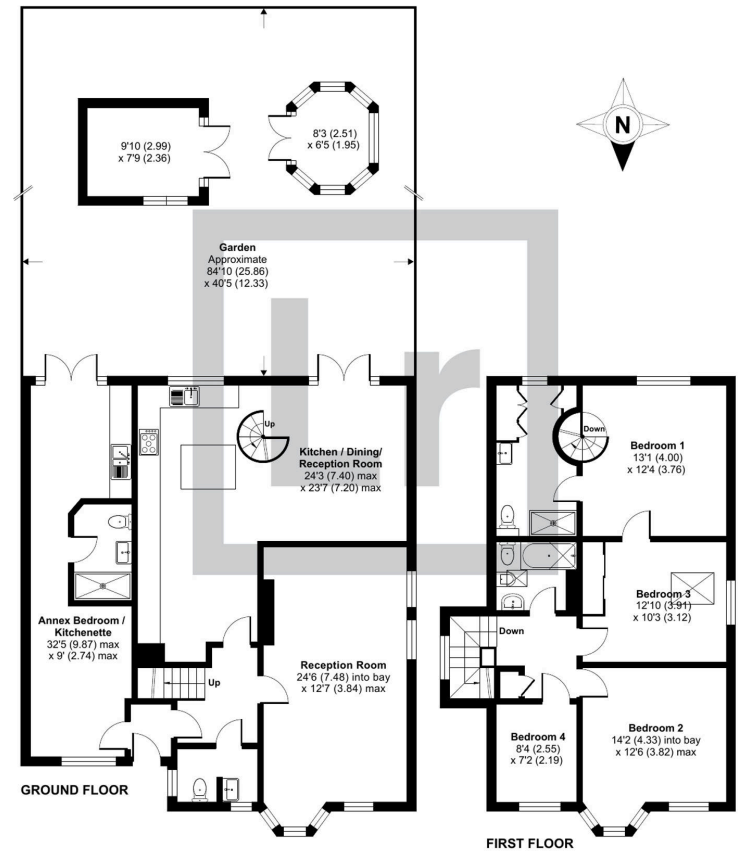
Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

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Approximate Area = 1941 sq ft / 180.3 sq m
Outbuilding = 122 sq ft / 11.3 sq m
Total = 2063 sq ft / 191.6 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.
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