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Clyfford Road, Ruislip, HA4 6PX
£2,500 Per Month





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- Spacious Three Bedroom Family Home
- Large Bright Lounge Area
- New Boiler And Electrics Installed
- Large Rear Garden With Garage
- Additional Ground Floor Study / Guest Bedroom
- Newly Fitted Modern Kitchen
- Newly Renovated Throughout Property
- Moments From Ruislip Gardens Station

Description

The property offers three well-proportioned bedrooms upstairs, along with a modern family shower room. On the ground floor, there is the added benefit of a small fourth study/ guest room, ideal for working from home, a guest room, or additional living space. The home features a large and welcoming lounge, providing plenty of space for family living and entertaining, along with a separate, spacious newly fitted kitchen finished to a high standard. Externally, the property boasts a large rear garden, perfect for outdoor enjoyment, along with the added convenience of a rear garage providing valuable storage or parking space.

Situation

Clyfford Road is well positioned for amenities of South Ruislip, Ruislip Gardens and Eastcote. Local transport links are available from nearby Ruislip Gardens train station offering the Central lines into London. Ruislip Manor station is a short drive or stroll away and is useful for the Metropolitan/Piccadilly line providing reliable links into the City. For the motorist the A40/M25 is a short drive away whilst for families, there are a number of highly regarded schools that cater for children of all ages within close proximity including St Swithun Wells, Ruislip High, Newnham Primary and Queensmead Secondary school.



Clyfford Road, Ruislip, HA
Approximate Area = 854 sq ft / 79.3 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1008 sq ft / 93.6 sq m
For identification only - Not to scale

Garage
5.68 x 2.52
18'8" x 8'3"

Garden
21.13 x 6.24
69'4" x 20'6"

Kitchen
3.95 x 2.64
13'0" x 8'8"

Sun Room
2.38 x 2.20
7'10" x 7'3"

Bedroom / Study
2.54 max x 2.02 max
8'4" x 6'8"

Reception / Dining Room
6.11 max x 3.49 max
20'1" x 11'5"

Up

6.29 x 6.24
20'8" x 20'6"

Bedroom 2
3.48 max x 2.67 max
11'5" x 8'9"

Bedroom 3
2.72 max x 2.02 max
8'11" x 6'8"

Bedroom 1
3.51 max x 2.72 max
11'6" x 8'11"

Down

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map of the Ruislip Gardens area. A green pin marks a location on Clifford Rd. To the north is Ruislip Gardens Primary School, marked with a school icon. Further north is Ruislip Gardens, marked with a red 'no entry' symbol. The Yeading Brook flows through the area. Roads shown include N End Rd and Sidmouth Dr. The Google logo and 'Map data ©2026' are at the bottom.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current Potential	87 51	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	Current Potential	87 51
England & Wales EU Directive 2002/91/EC	England & Wales EU Directive 2002/91/EC				

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