

# Melthorne Drive

Ruislip • Middlesex • HA4 0TR

Guide Price: £675,000



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Situated on Melthorne Drive in South Ruislip, this well-proportioned three-bedroom semi-detached home offers excellent internal living space and is ideal for families or buyers seeking a property with potential to personalise.

The ground floor comprises a welcoming entrance hall, a bright front reception room, and a separate reception/dining room providing a versatile space for entertaining, alongside a kitchen to the rear with access to the garden and a convenient ground floor WC. Upstairs, the first floor features three bedrooms including a spacious principal bedroom, a second double bedroom, a well-sized third bedroom suitable as a child's room or home office, and a family bathroom. The property further benefits from a generous private rear garden extending to approximately 48 ft, complete with a useful shed and store, offering excellent outdoor space for relaxation or gardening. Located within easy reach of local amenities, schools and transport links in Ruislip, the home presents a fantastic opportunity for buyers looking for space, convenience and future potential.

COMPLETE ONWARD CHAIN

SEMI DETACHED HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

TWO BATHROOMS

OFF STREET PARKING

KITCHEN/DINER

QUIET ROAD

SOUGHT AFTER LOCATION

1,051 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.









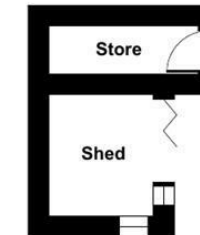
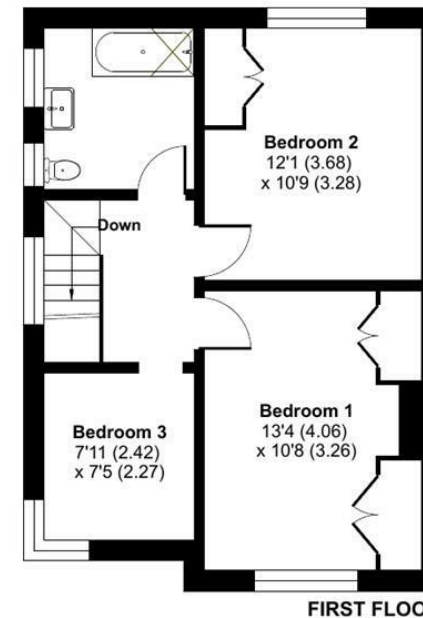
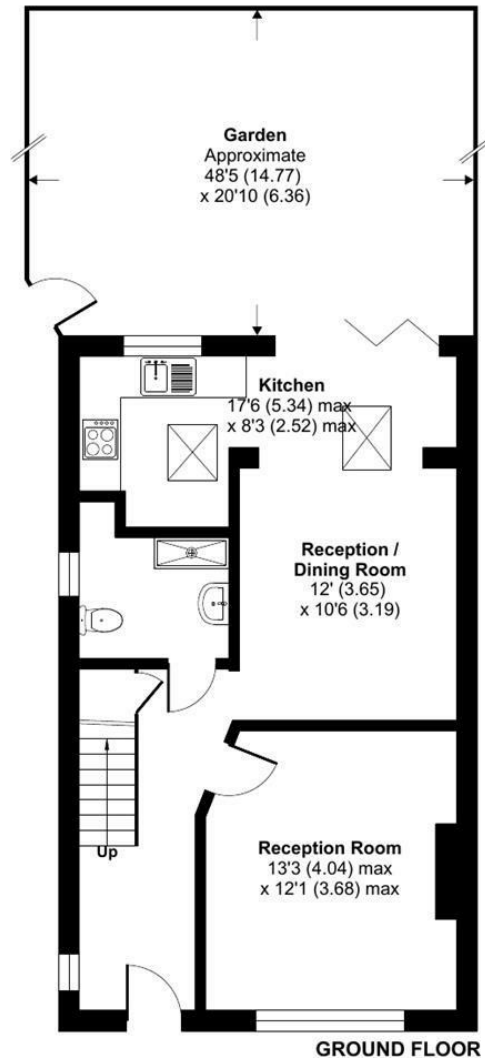
## Melthorne Drive, Ruislip, HA4

Approximate Area = 1006 sq ft / 93.4 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1051 sq ft / 97.5 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). © nchecom 2026. Produced for Coopers. REF: 1420650

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| Energy Efficiency Rating                    |         |        |
|---------------------------------------------|---------|--------|
| Energy efficient - lower running costs      | Current | Target |
| 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.