

# Warrender Way

Ruislip • • HA4 8ED  
Guide Price: £985,000



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Beautifully presented four-bedroom semi-detached home offering spacious accommodation across three floors. Features include a front lounge, study, utility room, and an impressive open-plan kitchen/dining/family room.

The upper floors host four generous bedrooms, including a top-floor principal suite with en-suite. Outside boasts off-street parking, a landscaped rear garden with patio, artificial lawn, and a large summer house — ideal for relaxing or working from home.

FOUR BEDROOM

SEMI DETACHED

FAMILY HOME

EXTENDED KITCHEN AND DINER

PRIVATE RECEPTION ROOM

UTILITIES ROOM

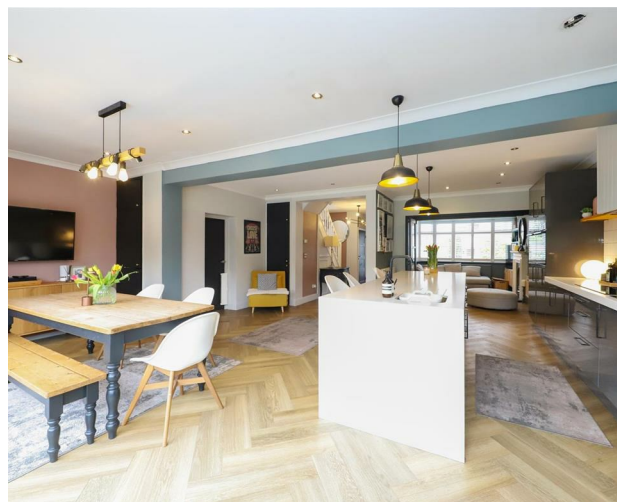
OFFICE/STUDY

ENSUITE TO MASTER BEDROOM

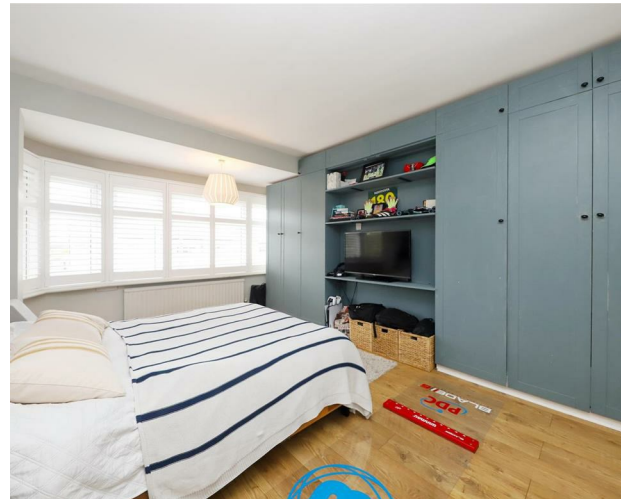
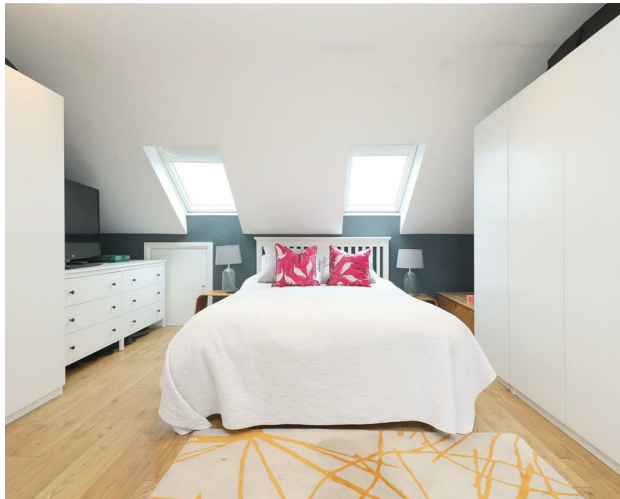
LARGE PRIVATE REAR GARDEN

1954 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.







## LOCATION

Located between Ruislip Manor and Ruislip High Street which offers a selection of shops, cafés, restaurants and transport links, Warrender Way is an extremely sought after road where homes rarely become available. Ruislip Manor Tube Station is only a short walk away and Ruislip Station is located to the end of Ruislip High Street. Both stations provide the Metropolitan and Piccadilly lines with links to the city and the West End. For the motorist, the A40/M25 providing access London and the Home Counties is nearby. This house is conveniently located moments away from a number of highly regarded schools including Bishop Ramsey and Warrender Primary school. Kings College playing fields, Highgrove leisure centre and Ruislip Lido are also all nearby for those seeking leisure facilities.

## DESCRIPTION

This stunning four-bedroom semi-detached family home is beautifully presented throughout and offers generous living space across three floors. The ground floor features a bright and spacious front lounge, a dedicated study, a handy utility room, and a superb open-plan kitchen/dining/family room at the rear, perfect for entertaining. Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom on the first floor, while the top floor boasts an impressive principal bedroom with an en-suite and ample storage.

## OUTSIDE

Externally, the property benefits from a generous driveway providing off-street parking for multiple cars, and a beautifully landscaped private rear garden complete with a large patio area, artificial lawn, raised beds, and a spacious summer house — ideal as a garden retreat or home office. This is a perfect home for families seeking space, quality and convenience.



### Schools:

Bishop Ramsey Church of England School (0.1 miles)  
 Warrender Primary School (0.2 miles)  
 Coteford Infant School (0.4 miles)



### Train:

Ruislip Manor Station (0.4 miles)  
 Eastcote Station (0.6 miles)  
 Ruislip Station (0.6 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

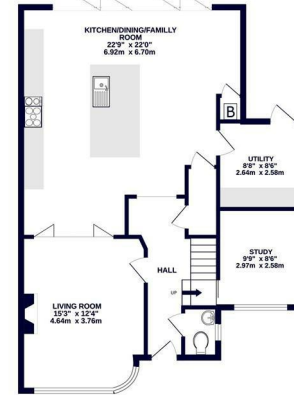
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
148 sq.ft. (13.7 sq.m.) approx.



GROUND FLOOR  
860 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.3 sq.m.) approx.



2ND FLOOR  
380 sq.ft. (35.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1954 sq.ft. (181.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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)		
B (81-82)		
C (78-80)		
D (75-77)		
E (72-74)		
F (69-71)		
G (66-68)		
Not energy efficient - higher running costs		
England & Wales EPC 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.