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Chelston Approach, Ruislip, HA4 9RZ
£475,000





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- Two Double Bedrooms
- Private Garden
- Private Driveway
- Good Schools Locally
- Chain Free
- Prime Location
- Garage
- Moments From Ruislip Manor Station
- Well maintained Throughout
- Family Bathroom

Description

This property offers well-planned accommodation, making it an ideal purchase for first-time buyers or small families.

The ground floor comprises a bright and spacious reception/dining room, providing ample space for both relaxing and entertaining. To the rear of the property is a fitted kitchen with a range of wall and base units and access to the rear garden.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway to the front, providing off-road parking, together with a private enclosed rear garden, ideal for outdoor dining.

Situation

Chelston Approach is ideally positioned within easy reach of the vibrant Ruislip Manor and Ruislip High Streets, offering an excellent selection of cafés, restaurants, supermarkets, independent retailers and everyday shopping facilities. The nearby The Old Dairy retail and leisure development further enhances the area's appeal with a variety of well-known shops and amenities.

For commuters, the property is conveniently located close to Ruislip Manor Underground Station (Metropolitan and Piccadilly Line). The area is additionally well served by numerous local bus routes and offers excellent road connections via the A40, M40 and M25.

Families are well catered for, with the property situated close to Lady Bankes Primary School and Ruislip High School, both of which are popular local choices and within easy reach of the property.



Chelston Approach, Ruislip, HA4

Approximate Area = 672 sq ft / 62.4 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.
Produced for Allday & Miller.

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estate agents

A map of the Ruislip Manor area. A green pin is placed on Victoria Rd. Other streets shown include Park Way, Dulverto, Chelston Rd, Cornwall Rd, Ashburton Rd, Filey Way, and Beverley Rd. Landmarks include Ruislip Manor (marked with a red circle and slash), The Cedars Medical Centre (marked with a red house icon), and St Paul's (marked with a blue cross icon). The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

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

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