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Forbes Way, Ruislip, HA4 9LP
£475,000

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- Freehold House
- Reception Room
- Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Two Bedrooms
- Chain Free
- Guest w/c
- Off Street Parking
- Quiet Residential Area

Description

This house presents an excellent opportunity for those seeking a comfortable and inviting home. Upon entering, you are greeted by a welcoming entrance hall that leads to a fitted kitchen, a convenient downstairs WC and a reception room.

Ascending to the first floor, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom completes this floor.

Outside, the property boasts parking at the front, while the rear features a private garden, mainly laid to lawn.

Situation

Situated in a quiet and popular residential area, Forbes Way, offers an excellent setting for families with a range of highly regarded local schools nearby including Ruislip Gardens Primary School, Bishop Ramsey School and Ruislip High School. The location benefits from superb transport links, with nearby Underground stations such as Ruislip Gardens (Central line), Ruislip Manor (Metropolitan and Piccadilly lines) and South Ruislip (Central line and National Rail) providing convenient access into Central London, alongside excellent road connections via the A40, M40 and M25. Residents enjoy a wide selection of local shops, supermarkets, cafés and restaurants along Ruislip High Street and surrounding areas, with larger retail facilities close at hand, while the area is further enhanced by an abundance of green open spaces, parks and woodland walks.



Forbes Way, Ruislip, HA4
Approximate Area = 602 sq ft / 55.9 sq m
For identification only - Not to scale

Ground Floor

Garden
13.42 x 4.26
44'0 x 14'0

Reception Room
4.67 max x
3.78 max
15'4 x 12'5

Up

Kitchen
3.02 x 1.80
9'11 x 5'11

First Floor

Bedroom
3.78 max x 2.47 max
12'5 x 8'1

Dn

Bedroom
3.84 max x 2.49 max
12'7 x 8'2

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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A map of the Bessingby Park area in South London. The map shows a residential street grid with several roads labeled: Park Way, Chelston Rd, Southbourne Gardens, Dulverton Rd, Victoria Rd, Filey Way, Beverley Rd, and Tiverton Rd. A green area represents Bessingby Park, and a blue line represents the Leasing Brook. A red pin with a white house icon marks the location of The Cedars Medical Centre. Other labels include Pine Gardens and a large green area with a cross symbol. 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> (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>		88		<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>	
England & Wales EU Directive 2002/91/EC				England & Wales EU Directive 2002/91/EC	

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