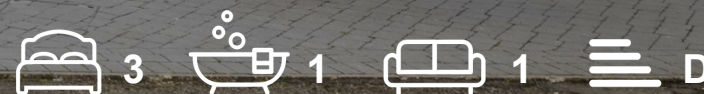


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Crosier Way, Ruislip, HA4 6HF
£725,000





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- Semi-Detached House
- Potential To Extend STPP
- Chain Free
- Family Bathroom
- Reception/Dining Room
- Entrance Porch
- Close To Highly Regarded Schools
- Three Bedrooms
- Detached Garage To Own Drive
- Walking Distance To Ruislip Station

Description

This beautifully presented home offers stylish and well-balanced accommodation, thoughtfully arranged to suit modern family living.

The ground floor features a welcoming reception room, a separate dining room, a fitted kitchen, and a bright conservatory that provides additional living space while enjoying views over the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard.

The property further benefits from a front driveway providing off-street parking with access to the garage, as well as a private rear garden offering a peaceful and well-maintained outdoor space, perfect for relaxing or entertaining.

Situation

This property is conveniently located with South Ruislip station just under ½ mile away providing access to the Central line for quick connections into London and beyond. The area is well-served for families, with the closest primary school being Ruislip Gardens Primary School and the nearest secondary school Ruislip High School, both within easy reach. You're just minutes from Ruislip High Street, where a variety of shops, cafes, supermarkets and everyday amenities can be found.



Crosier Way, HA4

Approximate Area = 1091 sq ft / 101.4 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1286 sq ft / 119.5 sq m
(Excluding Void)
For identification only - Not to scale

Ground Floor

Conservatory
5.18 max x
1.90 min
17'0 x 6'3

Kitchen
2.98 x 1.97
9'9 x 6'6

Dining Room
3.42 x 3.04
11'3 x 10'0

Reception Room
4.60 max x
3.36 max
15'1 x 11'0

Garage
5.73 x 3.03
18'10 x 9'11

Up

Garden
21.50 x 2.88
70'6 x 9'5

13.21 x 5.66
43'4 x 18'7

First Floor

Bedroom
3.41 x 2.92
11'2 x 9'7

Bedroom
4.54 max x
2.95 max
14'11 x 9'6

Bedroom
2.86 x 2.14
9'5 x 7'0

Dn

= Reduced headroom below 1.5m / 5'0

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 showing the location of Sacred Heart Catholic Primary School. The school is marked with a green pin and a school icon. It is situated near Wood Ln, Eversley Cres, Beechwood Ave, and Herlwyn Ave. The map also shows Ruislip and W End Rd. The Google logo and "Map data ©2026" are visible at the bottom.

Energy Efficiency 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 61	Potential 81

Environmental Impact (CO ₂) Rating		Current	Potential
<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

England & Wales		EU Directive 2002/91/EC	

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