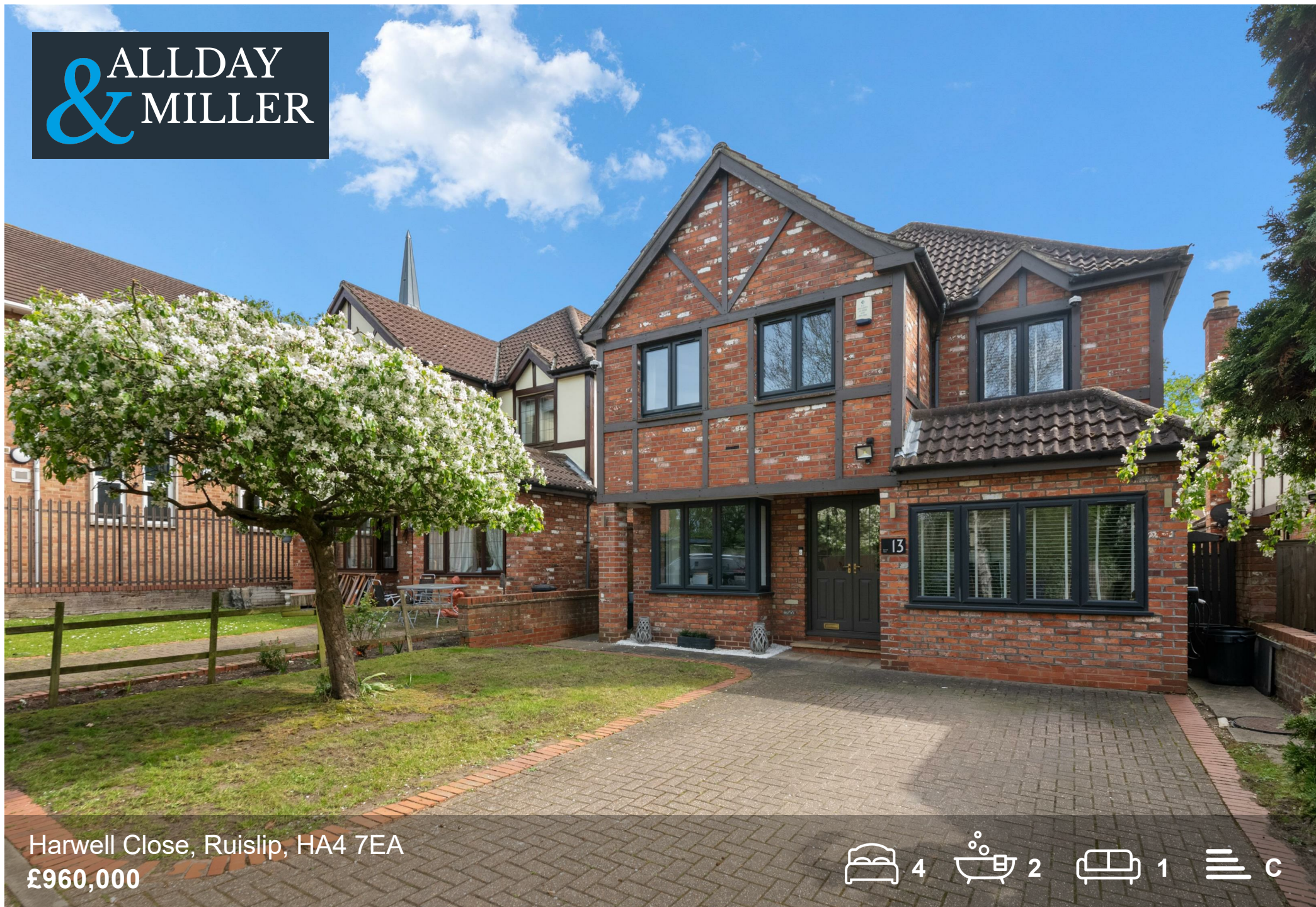


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& MILLER



Harwell Close, Ruislip, HA4 7EA
£960,000

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- Modern Detached House
- Under Floor Heating
- Downstairs W/c
- Walk In Wardrobe
- Exquisite Condition
- Four / Five Double Bedrooms
- South Facing Rear Garden
- En-Suite To Master Bedroom
- Located On A Private Road
- Walking Distance To Train Stations & Shops

Description

This beautifully presented and generously proportioned home offers the perfect blend of modern living and versatile space.

Upon entering, you are welcomed by a bright and inviting entrance hall leading through to a kitchen/dining room. The ground floor also benefits from a separate dining room and a comfortable reception room, providing ample space for relaxation, a downstairs bedroom/office, a downstairs WC and a practical utility room.

To the first floor, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with en-suite. The remaining bedrooms are served by a modern family bathroom. A useful loft room completes the second floor.

Externally, the property benefits from a front driveway providing off-road parking, while to the rear is a private garden, perfect for outdoor dining and enjoyment.

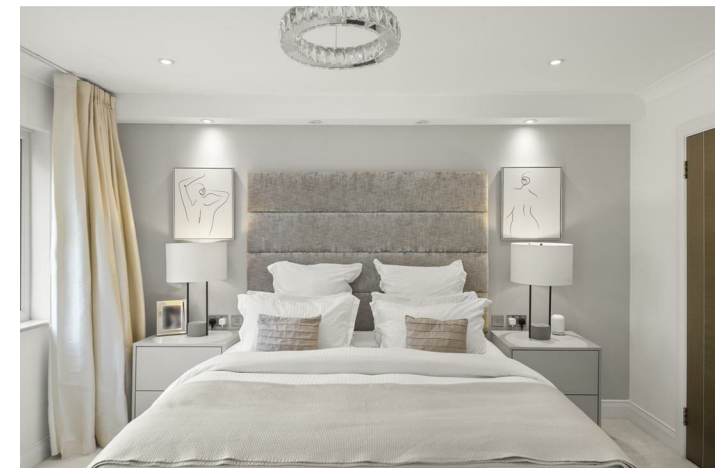
Situation

Harwell Close is a peaceful and highly sought-after residential cul-de-sac, ideally located in the heart of Ruislip. The area is particularly popular with families, benefiting from a range of well-regarded local schools, including Lady Bankes Primary School, Whiteheath Junior School, and Bishop Ramsey Church of England School.

Commuters are well catered for, with excellent transport links nearby. West Ruislip, Ruislip Manor, and Ruislip stations provide access to the Central, Chiltern, Metropolitan, and Piccadilly lines, offering swift and convenient connections into Central London and beyond.

Residents also enjoy easy access to Ruislip High Street, home to a diverse selection of shops, supermarkets, cafés, restaurants, and essential amenities, ensuring all day-to-day needs are within reach.

For those who appreciate the outdoors, the property is surrounded by attractive green spaces, including the scenic Ruislip Woods National Nature Reserve and the ever-popular Ruislip Lido, perfect for leisure, recreation, and relaxation.



Harwell Close, Ruislip, HA4

Approximate Area (Excluding Void) = 1674 sq ft / 155.5 sq m
Loft Room & Eaves = 374 sq ft / 34.7 sq m
Total = 2048 sq ft / 190.2 sq m
For identification only - Not to scale

Ground Floor

Garden
10.51 x 10.25
34'6 x 33'8

Reception Room
4.94 x 3.91
16'2 x 12'10

Dining Room
3.20 x 2.88
10'6 x 9'5

Kitchen / Dining Room
3.61 min x 2.86 max
11'10 x 9'5

Office / Bedroom
4.58 max x 2.57 max
15'0 x 8'5

Entrance Hall
5.20 max x 4.91 max
17'1 x 16'1

Utility
2.65 x 2.17
8'8 x 7'1

Up

Down

10.51 x 8.05
34'6 x 26'5

First Floor

Bedroom
4.02 x 2.98
13'2 x 9'9

Bedroom
3.27 max x 3.00 max
10'9 x 9'10

Bedroom
2.85 x 2.59
9'4 x 8'6

Bedroom
4.45 max x 3.96 max
14'7 x 13'0

Void

Down

Loft

Loft Room
4.93 max x 3.92 min
16'2 x 12'10

Eaves
3.92 x 3.65
12'10 x 12'0

Down

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.

ALLDAY & MILLER
estate agents

A map of West Ruislip, London, showing a network of roads. Ickenham Rd runs diagonally from the bottom left towards the top right. Manor Rd is at the top right, Sharps Ln is in the upper middle, Wood Ln is in the middle right, Chichester A is at the bottom right, and Aylsham Dr is at the bottom left. A green pin is located on Ickenham Rd, between Sharps Ln and Wood Ln. The area around the pin is mostly residential with some green spaces. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating		Environmental Impact (CO ₂) 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>	77	81	<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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.