

Hill Lane

Ruislip • Middlesex • HA4 7JJ

Guide Price: £1,100,000



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This beautifully extended four bedroom semi detached home on Hill Lane, Ruislip offers over 2,500 sq feet of generous and versatile accommodation ideal for modern family living. The ground floor has been thoughtfully enhanced, with the extension seamlessly integrated to create an impressive open plan kitchen/family space that truly forms the heart of the home. Designed with both entertaining and everyday life in mind, this expansive area provides a wonderful sense of light and flow, complemented by additional reception space that offers flexibility for formal dining, relaxing or working from home.

All four bedrooms are well proportioned and provide maximum usable space, making the layout perfectly suited to growing families. The property further benefits from multiple bathroom facilities and a well balanced arrangement across all floors. To the front, the driveway offers ample parking, while the rear garden has been landscaped to be used all year round and offers an outhouse, ideal for entertaining. Situated close to highly regarded local schools and convenient tube links, this superb home combines space, location and practicality, and is offered to the market with no onward chain.

Chain free

Extended semi detached

Four bedrooms

Four bathrooms

Open plan living

Bespoke kitchen

Separate front reception

Garden

Outhouse

Off street parking

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.

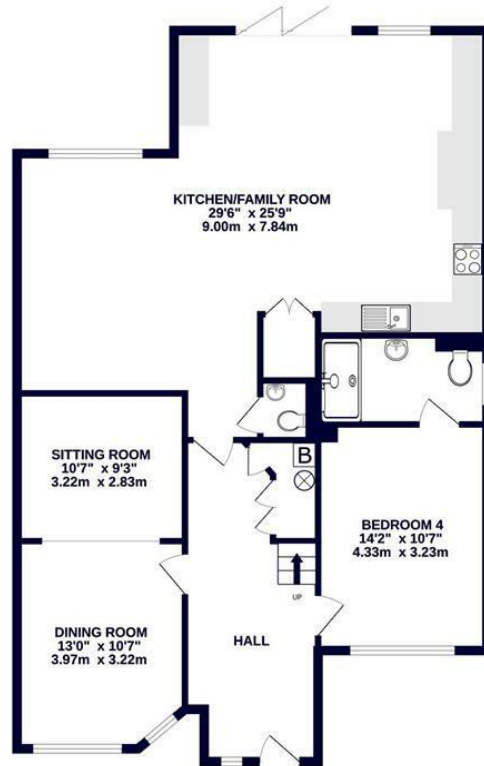




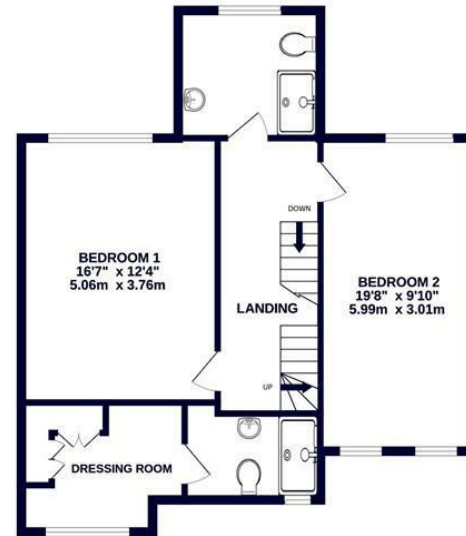
OUTBUILDING
116 sq.ft. (10.7 sq.m.) approx.



GROUND FLOOR
1102 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



2ND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 2502 sq.ft. (232.5 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	59	
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
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.

