

# The Fairway

Ruislip • Middlesex • HA4 0RY

Guide Price: £575,000



coopers  
est 1986



# The Fairway

Ruislip • Middlesex • HA4 0RY

Offered to the market with no onward chain, this three bedroom semi detached home that offers further scope to extend, subject to the necessary planning permissions. The property is located on one of South Ruislip's most sought after roads, just a short walk from highly rated local schools and handy tube links into London.

A viewing of this charming home is recommended as soon as possible.

CHAIN FREE

SEMI DETACHED HOUSE

THREE BEDROOMS

LIVING ROOM

DINING ROOM

GALLEY KITCHEN

GARAGE TO THE SIDE

MATURE GARDEN

OFF STREET PARKING

1,047 SQ.FT. TOTAL

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.







### Description

This semi detached home, situated on the ever popular The Fairway, has excellent scope to extended, subject to the necessary permissions. The house starts with a welcoming hallway allowing access to all of the ground floor accommodation including a large living room, separate dining room and galley kitchen. Stairs that rise to the first floor where there are two double bedrooms and a single bedroom towards the front of the home. The upstairs is complete with a family bathroom and separate w.c..

### Outside

To the front of the house there is a lawn space that features a lawn and mature shrubs as well as a paved section for off street parking. The secluded rear garden offers a lawned area surrounded by mature shrubs and trees as well as a patio area and green house towards the back..

### Location

The Fairway is perfectly positioned just moments from the areas shopping and transport facilities. South Ruislip Station is a short stroll away and has access to both the Central Line and Chiltern Railways Line. The Chiltern Railways line travels into London Marylebone in under 20 minutes and trains are roughly twice an hour. Eastcote and Ruislip Manor Station is within easy reach either by a short bus journey or drive away and is served by both the Metropolitan and Piccadilly Line with access into Central London and beyond. The property is also going to be well located to the Cross Rail connections which will offer easy access directly into the City. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools to include Queensmead, Deanesfield Primary School and St Swithun Wells. There are also several leisure facilities in the area to include Bessingby Park and Queensmead Sports Centre.





### Schools:

Deanesfield Primary School (0.2 mi)  
 St Swithun Wells Catholic Primary School (0.3 mi)  
 Queensmead School (0.3 mi)



### Train:

South Ruislip (0.3 mi)  
 Ruislip Gardens (1 mi)  
 Eastcote (1.5 mi)



### Car:

M4, A40, M25, M40



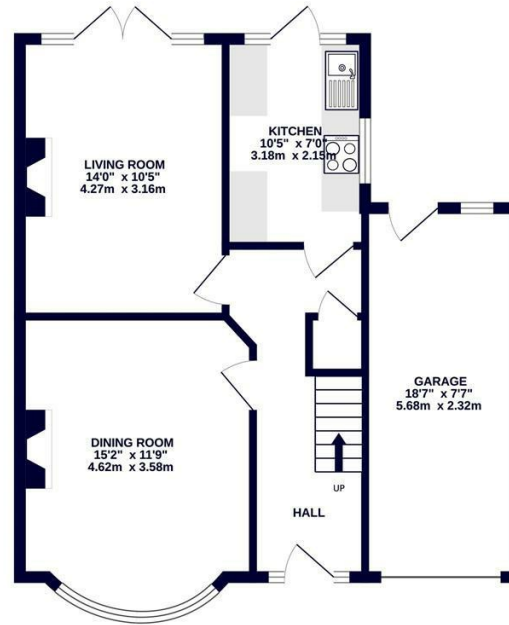
### Council Tax Band:

E

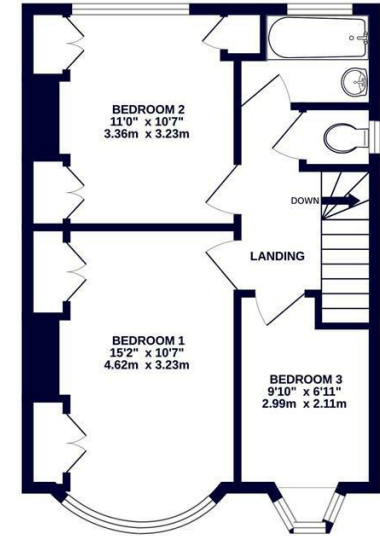
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
 430 sq.ft. (40.0 sq.m.) approx.



**coopers**  
 est 1986

TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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.  
 Made with Metropix ©2025



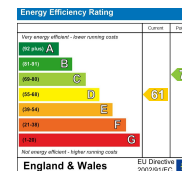
**coopers**  
 est 1986

01895 677 400

71 Victoria Road, Ruislip Manor,  
 Middlesex, HA4 9BH

ruislipmanor@coopersresidential.co.uk

**CoopersResidential.co.uk**



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.