

Manor Way

Ruislip • Middlesex • HA4 8HE

Asking Price: £875,000



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This attractive semi detached home, set on one of Ruislip's sought after roads, combines character charm with generous living space and a practical family layout. The ground floor features a bright reception/dining room, a well appointed kitchen opening to the garden, and the convenience of a utility room, cloakroom, and garage access. Upstairs, four well proportioned bedrooms are served by a family bathroom, offering flexibility for modern living. Outside, a beautifully maintained rear garden with a lawn, patio, and mature planting provides the perfect setting for relaxing and entertaining, with excellent transport links, highly regarded schools, and local amenities close by.

Semi detached house

Four bedrooms

Living room/ Dining room

Kitchen

Family bathroom

Utility room

Garden

Garage

Off street parking

Scope to extended (STPP)

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.





Manor Way, Ruislip, HA4

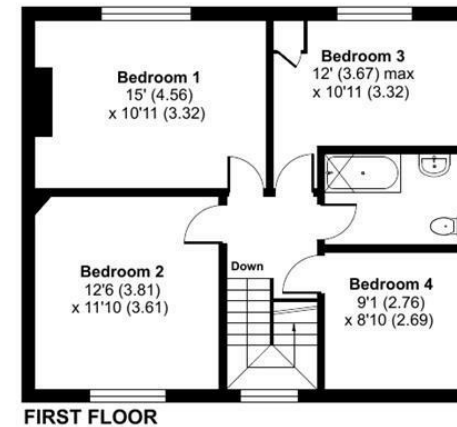
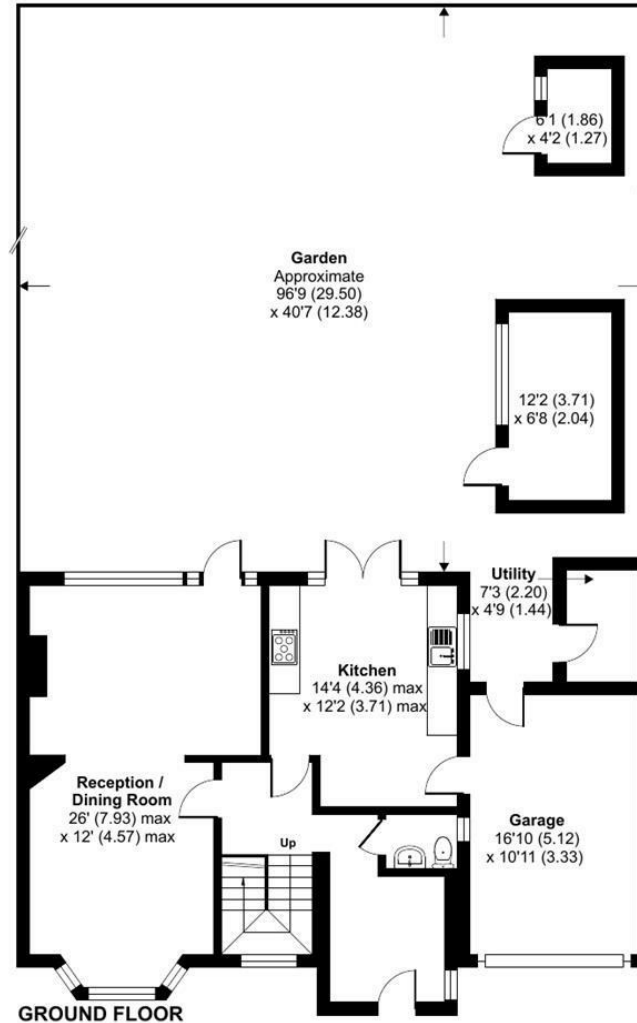
Approximate Area = 1358 sq ft / 126.1 sq m

Garage = 184 sq ft / 17 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 1682 sq ft / 156.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Coopers. REF: 1336179 © n/checom 2025.

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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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

England & Wales
EPC Standard
2022/9/18/20

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.