

King Edwards Road

Ruislip • Middlesex • HA4 7AE

Asking Price: £1,900,000



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Positioned on one of the area's most sought-after roads, this substantial detached home on King Edwards Road offers expansive and versatile accommodation across three impressive floors, perfectly suited to modern family living. The ground floor boasts an outstanding layout, featuring a magnificent open-plan family and dining room that spans the rear of the property, with direct access to the garden ideal for entertaining on a grand scale. At the heart of the home, a generous kitchen/breakfast room complements multiple reception areas, including a formal living room, separate sitting room, and a dedicated study, providing excellent flexibility for family life and home working. A welcoming porch and guest cloakroom complete the ground floor. Upstairs, four well-proportioned bedrooms are arranged around a central landing, each benefiting from its own en-suite bathroom. The principal suite additionally enjoys a dressing room, providing a luxurious private retreat. The second floor offers a superb loft room with an adjoining space, perfect as a guest suite, games room, gym, or additional home office. Externally, the home is complemented by a private driveway providing ample parking and a substantial, beautifully landscaped rear garden and an outbuilding.

FIVE BEDROOM

DETACHED

OPEN PLAN LIVING

SOUGHT AFTER LOCATION

STUDY

MULTIPLE EN SUITES

OUTER BUILDING

LARGE GARDEN

CLOSE TO LOCAL AMENITIES

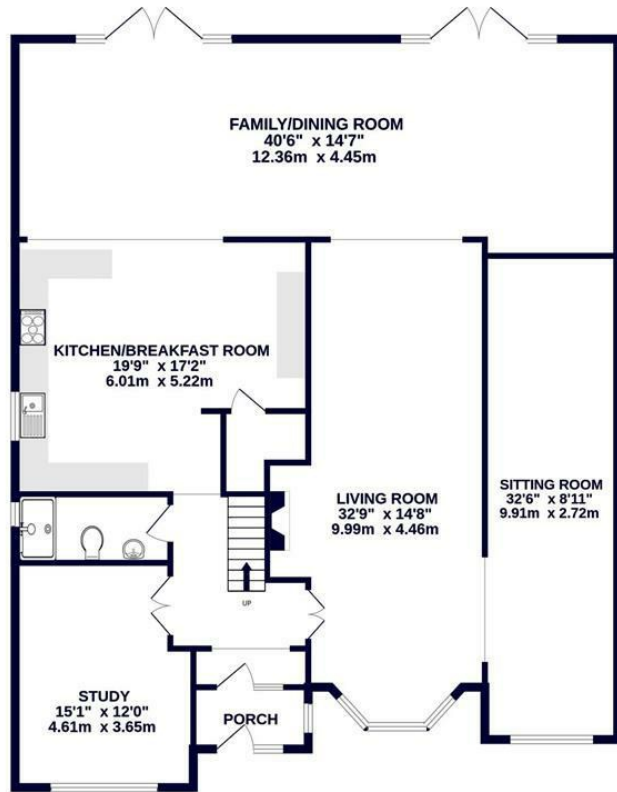
3642 SQ FT

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.

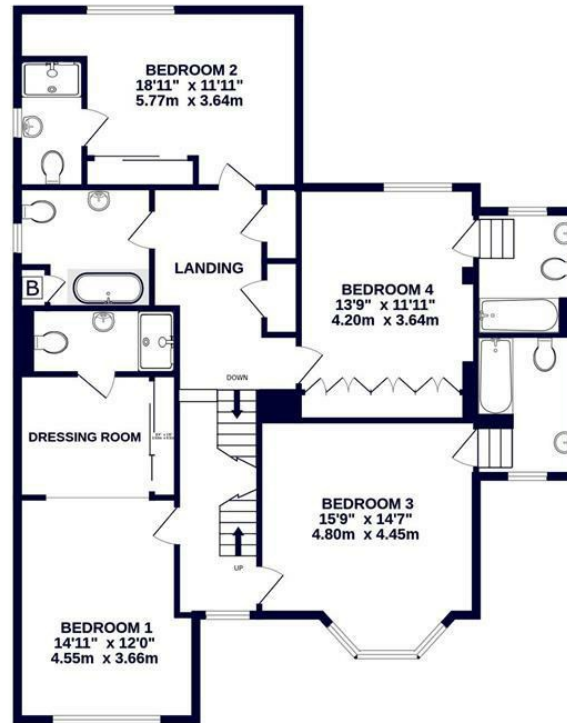




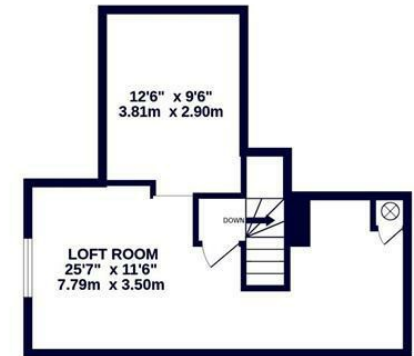
GROUND FLOOR
1923 sq.ft. (178.7 sq.m.) approx.



1ST FLOOR
1320 sq.ft. (122.6 sq.m.) approx.



2ND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 3642 sq.ft. (338.3 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.
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126-128 High Street, Ruislip,
Middlesex, HA4 8LL
ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.