

# Royal Crescent

Ruislip • Middlesex • HA4 0PR

Guide Price: £650,000



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Situated on the ever-popular Royal Crescent in Ruislip, this attractive three-bedroom terraced home offers well-balanced accommodation arranged over three floors, complemented by off-street parking to the front and a generous rear garden with useful outbuildings. The ground floor features a welcoming reception room to the front of the property, ideal for relaxing or entertaining. To the rear, the home opens into a spacious open-plan kitchen/dining room, providing a practical and sociable heart of the house with ample space for family dining. Bi-folding doors lead directly out to the rear garden, creating a seamless connection between indoor and outdoor living. Other benefits include a downstairs w.c. On the first floor are two well-proportioned bedrooms, both benefitting from bay windows, a further single bedroom and a modern family bathroom. The second floor comprises further useful space with access to the eaves, which could be used as a guest room, home office or play room, depending on requirements. Externally, the property enjoys a private rear garden with additional storage provided by a garden room and ample shed, offering excellent versatility for hobbies, storage or home working.

THREE BEDROOM TERRACED HOUSE

MODERN KITCHEN/DINER

GENEROUS LIVING ROOM

LOFT ROOM

MODERN FAMILY BATHROOM

DOWNSTAIRS W.C.

QUIET LOCATION

OFF STREET PARKING FOR TWO CARS

SOUTH WESTERLY FACING GARDEN

1,402 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.







# Royal Crescent, Ruislip, HA4

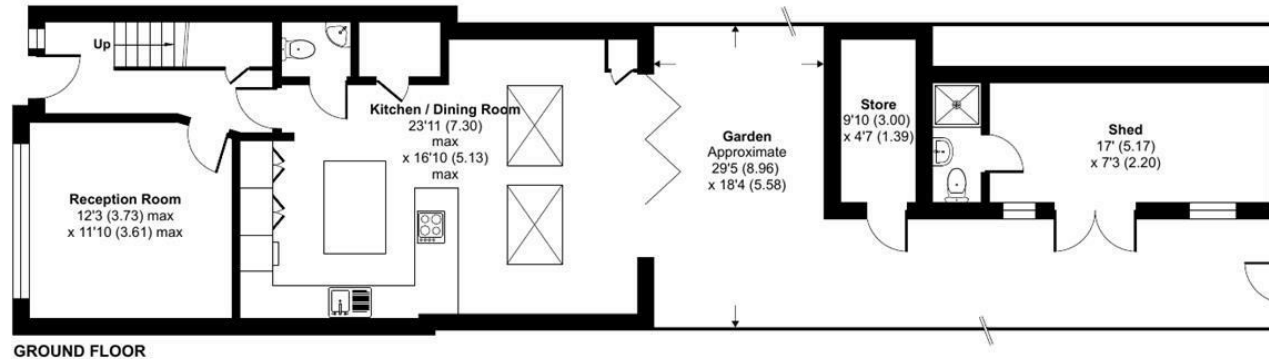
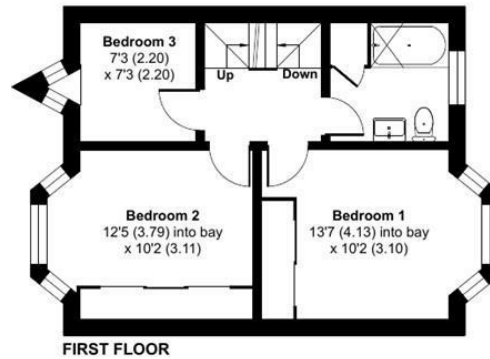
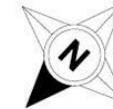
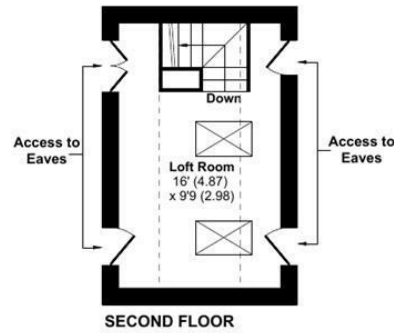
Approximate Area = 1133 sq ft / 105.2 sq m

Limited Use Area(s) = 78 sq ft / 7.2 sq m

Outbuildings = 191 sq ft / 17.7 sq m

Total = 1402 sq ft / 130.1 sq m

For identification only - Not to scale



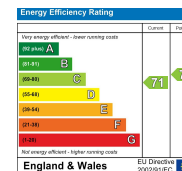
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Coopers. REF: 1402026

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