

# Orchard Close

Ruislip • Middlesex • HA4 7LS  
Guide Price: £675,000



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This extended three bedroom semi detached home is set in a popular residential position on Orchard Close and offers generous, versatile accommodation ideal for modern family living. The ground floor features a welcoming entrance hall, a spacious living room, separate dining room, well proportioned kitchen, and an additional family room, all complemented by a bright conservatory that opens onto the rear garden. Perfect for entertaining or relaxing throughout the year.

Upstairs provides three well sized bedrooms and a family bathroom, creating comfortable space for growing families. Externally, the property benefits from a driveway providing parking for several vehicles and a large rear garden, while also offering excellent scope to further extend, subject to planning permission. Ideally located close to highly rated local schools and with handy tube links nearby, this is a superb opportunity to secure a long term family home in a sought after setting.

Semi detached home

Three bedrooms

Living room

Dining room

Kitchen

Family room

Bathroom

Garden

Off street parking

Scope to extend (STPP)

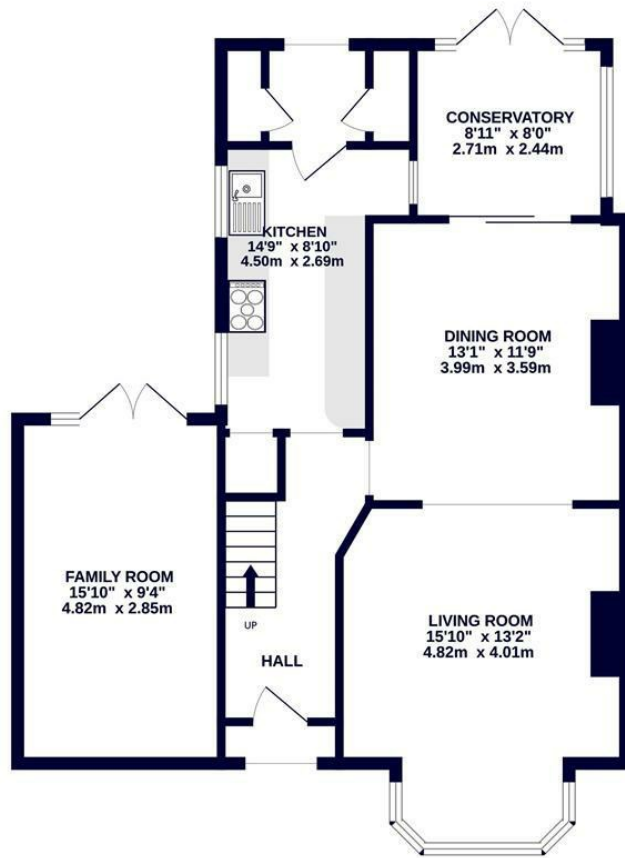
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.



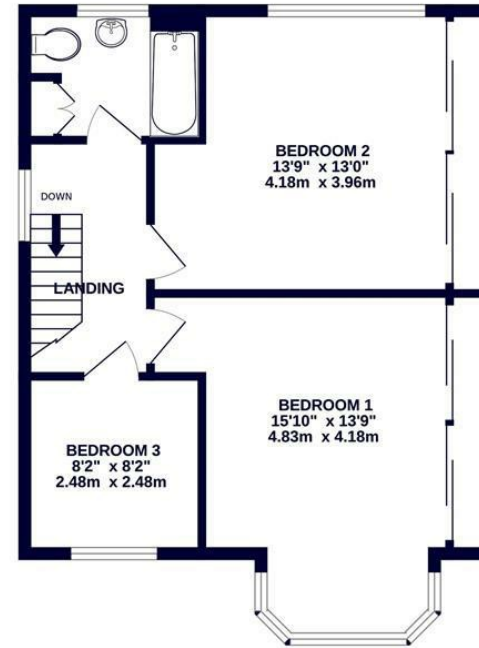




GROUND FLOOR  
772 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.9 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
How energy efficient? - lower rating costs			
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Needs improvement	E		
Very poor	F		
Worst energy efficient - higher running costs	G		
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.