

Woodville Gardens

Ruislip • Middlesex • HA4 7ND

Asking Price: £675,000



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Set on the highly sought-after Woodville Gardens in Ruislip, this well-presented and versatile home offers generous living space arranged over two floors, along with the added benefit of a separate garden room. The ground floor features a welcoming entrance leading into a bright living room, ideal for relaxing or entertaining. To the rear, a spacious kitchen/dining room provides a sociable hub of the home with direct access to the garden. There are also two well-proportioned bedrooms on this level, along with a family bathroom, offering flexibility for guests, home working, or multi-generational living.

Upstairs, the property comprises two further bedrooms and a modern shower room, creating a practical layout for family life. Externally, the garden room presents a fantastic additional space, perfect for use as a home office, gym, or studio, while the main garden offers ample opportunity for outdoor enjoyment.

This attractive home combines space, flexibility, and a prime location, making it an excellent choice for families and buyers seeking a well-connected yet peaceful residential setting.

SEMI DETACHED

FOUR BEDROOMS

OPEN PLAN LIVING AREA

MODERN THROUGHOUT

SOUGHT AFTER LOCATION

LARGE OUTHOUSE

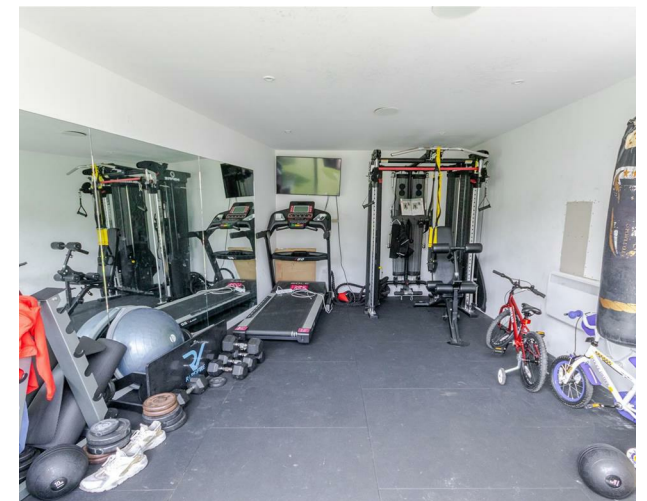
CLOSE PROXIMITY TO RUISLIP HIGH STREET

TWO BATHROOMS

OFF STREET PARKING

1,094 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

Approx. 73.7 sq. metres (793.2 sq. feet)
(excluding Garden Room)



First Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



Total area: approx. 101.7 sq. metres (1094.2 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Target
How energy efficient? - lower savings costs			
Very energy efficient - lower savings costs	A		
Energy efficient	B		
Decent	C		
Needs work	D		
Needs work	E		
Needs work	F		
Needs work	G		
Not energy efficient - higher savings 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.