

# The Croft

Ruislip • Middlesex • HA4 0SE

Guide Price: £575,000



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Located on the desirable The Croft in South Ruislip, this chain-free two-bedroom semi-detached bungalow offers a fantastic opportunity for buyers seeking a well-positioned home with excellent potential and generous outdoor space. The property comprises a welcoming reception/dining room that provides a bright and versatile living space, ideal for relaxing or entertaining. The separate kitchen offers practical workspace and storage, with access through to the conservatory, which overlooks the garden and creates an additional seating or dining area filled with natural light. There are two well-proportioned bedrooms, both situated toward the front of the property, along with a family bathroom and central hallway providing access to all main rooms. Externally, the home benefits from a large private rear garden, offering plenty of space for outdoor enjoyment, gardening, or potential future extension (subject to the usual planning permissions). The garden also includes outbuildings providing useful garden office which has double glazed windows as well as an electrical supply. Completing the garden is a solid metal shed for further storage. To the front, the property features off-street parking, adding convenience for homeowners and visitors alike.

CHAIN FREE

SEMI DETACHED BUNGALOW

TWO DOUBLE BEDROOMS

LARGE LIVING/DINING AREA

FAMILY BATHROOM

POTENTIAL TO EXTEND (STPP)

CONSERVATORY

GARDEN OFFICE

OFF STREET PARKING

1,027 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.





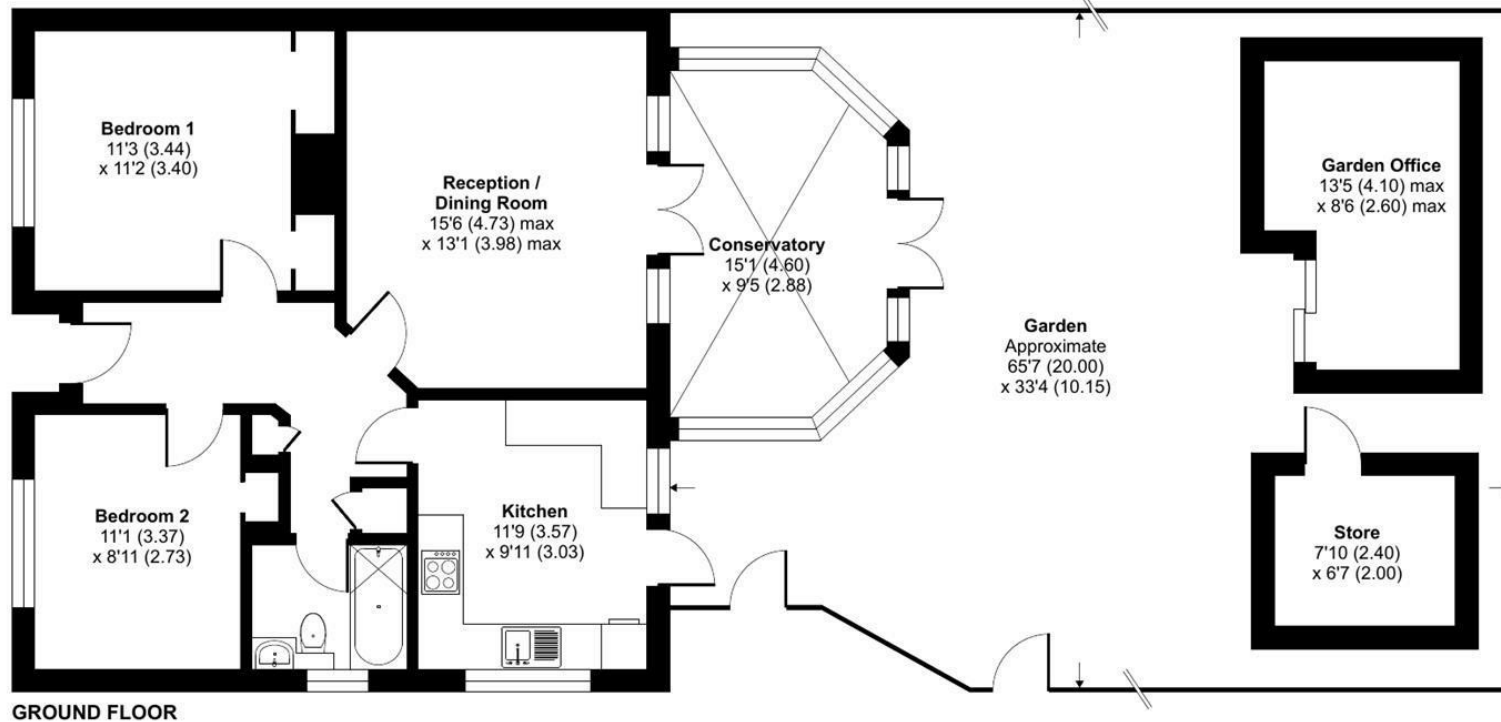
# The Croft, Ruislip, HA4

Approximate Area = 874 sq ft / 81.1 sq m

Outbuildings = 153 sq ft / 14.2 sq m

Total = 1027 sq ft / 95.3 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). © n/checom 2026. Produced for Coopers. REF: 1418280

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
Very good (A)	
Good (B)	
Good (C)	
Good (D)	
Good (E)	
Good (F)	
Good (G)	
Not energy efficient - higher running costs	
85	85
England & Wales	03/07/2023

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.