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Lime Grove, Ruislip, HA4 8RL  
£900,000

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## Lime Grove, Ruislip, HA4 8RL

**£900,000**

- Four Bedroom Detached Home
- Large Rear Garden
- 2404 Sq Ft / 223 Sq M
- Private Driveway For Multiple Cars
- Walking Distance to Eastcote & Ruislip Manor Station
- Planning Permission Granted Two Detached Properties ( attached )
- Spacious Loft Room
- Planning Reference 27575/APP/2024/790
- Nearby to Highly Regarded Schools
- Extended to The Ground Floor

## Description

This generously proportioned family home offers versatile accommodation across three floors, making it ideal for modern family living.

The ground floor features an inviting reception room, a separate study, a convenient downstairs WC, and a dining room. The heart of the home is the impressive open-plan kitchen/family room, providing an excellent space for everyday living and entertaining, complemented by a separate utility room.

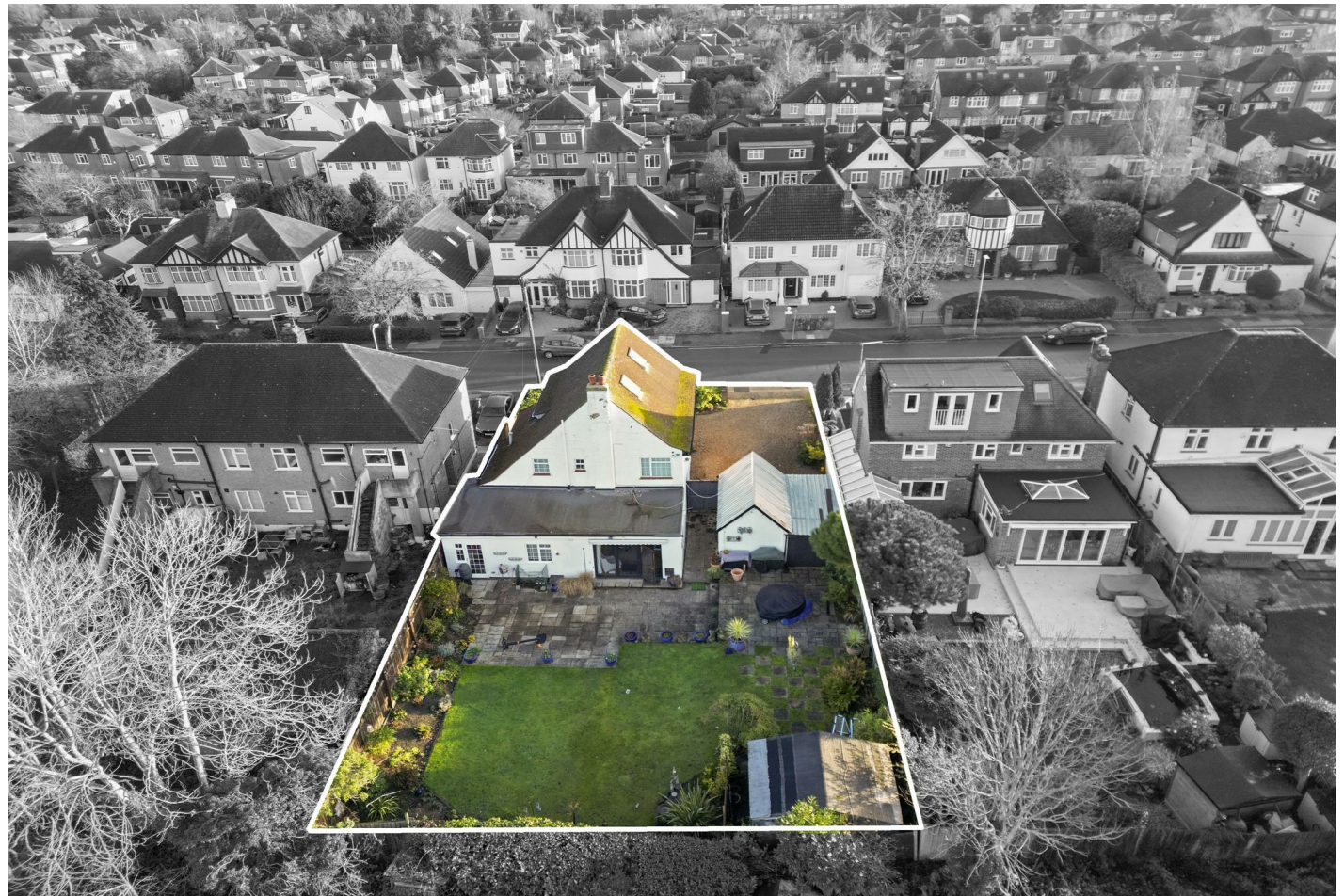
On the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom serving the remaining bedrooms.

The second floor boasts a spacious loft room.

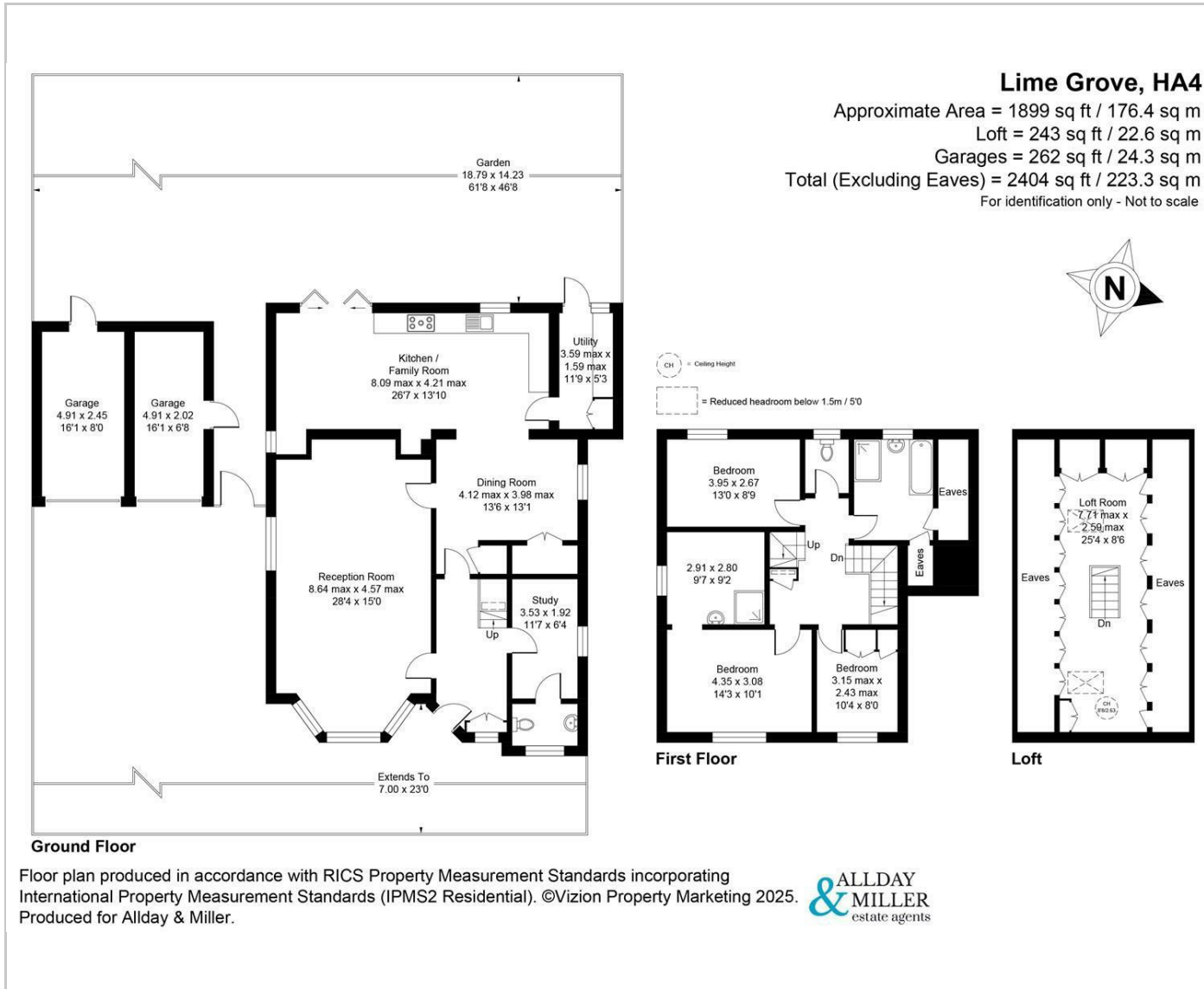
Externally, the property benefits from a private driveway providing off-road parking, and a private rear garden, perfect for relaxing and outdoor entertaining.

## Situation

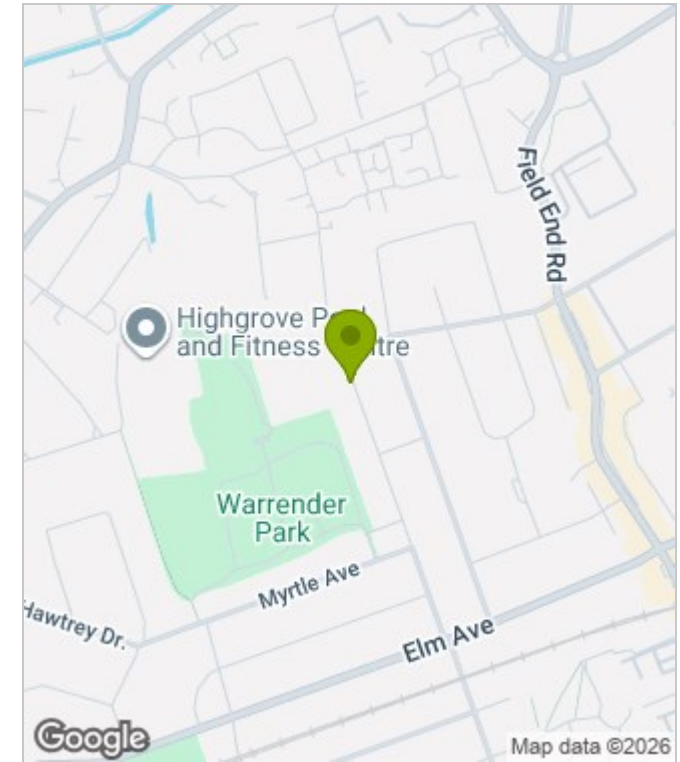
Lime Grove is a quiet tree lined residential road and is a highly sought after location, where property rarely comes to the market. It is a short stroll to Eastcote and Ruislip Manor shops, trendy eateries and transport options. Commuters are well suited with London Underground stations in the area, Eastcote station (Metropolitan/Piccadilly) is a short walk away whilst South Ruislip Station - a mile away is serviced by both Central line tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools including BWI, Newnham, Coteford Infant & Juniors and Bishop Ramsey. Nearby leisure facilities include Highgrove, Ruislip Golf course and bowling green.



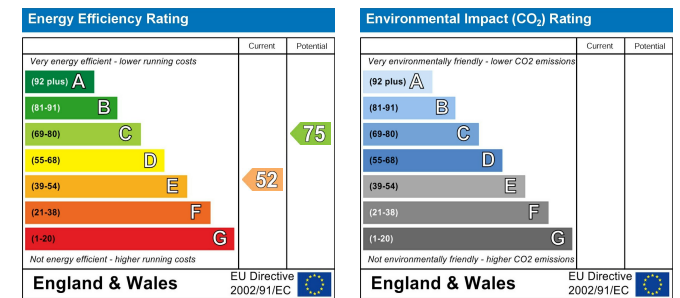
## Floor Plans



## Area Map



## Energy Performance Graph



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