

The Uplands

Ruislip • Middlesex • HA4 8QN
Offers In Excess Of: £1,000,000



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This attractive four bedroom detached home is set on one of Ruislip's most sought after, tree lined roads, just moments from local shops, cafés, and excellent transport links. Inside, the property offers spacious and versatile living, including two reception rooms, a conservatory, a well-appointed kitchen/diner, and generous bedroom accommodation. The beautifully maintained rear garden provides a peaceful haven with a large lawn, mature planting, and a sunny patio ideal for entertaining. With off-street parking, a garage/utility room, and close proximity to highly regarded schools, this home perfectly combines comfort, convenience, and charm.

Detached home

Four bedrooms

Living room

Dining room

Kitchen/Diner

Conservatory

Family bathroom

Ensuite

Garden & garage/utilities room

Off street parking

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.





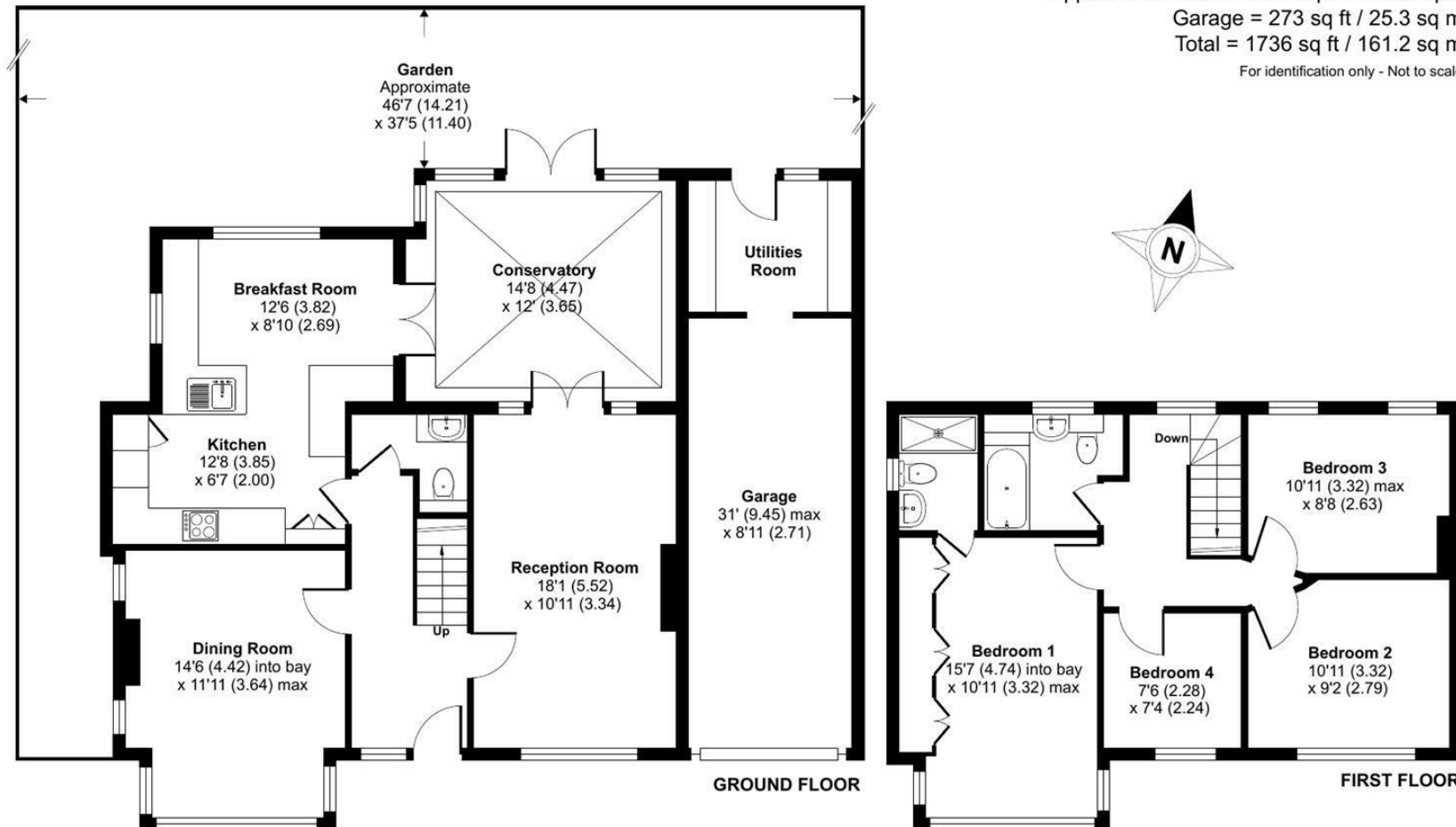
The Uplands, Ruislip, HA4

Approximate Area = 1463 sq ft / 135.9 sq m

Garage = 273 sq ft / 25.3 sq m

Total = 1736 sq ft / 161.2 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). © nclchem 2025. Produced for Coopers. REF: 1340178

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**126-128 High Street, Ruislip,
Middlesex, HA4 8LL**

ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (81-82)		
C+ (78-80)		
C (75-77)		
D (72-74)		
E (69-71)		
F (66-68)		
G (63-65)		
Not energy efficient - higher running costs		
England & Wales		
EU 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.