

St. Martins Approach

Ruislip • Middlesex • HA4 7QQ

Guide Price: £1,150,000



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This beautifully presented detached family home is finished to a high standard throughout and offers generous, well balanced accommodation set over three floors. The ground floor provides a welcoming entrance hall leading to a bay fronted reception room, a further reception room ideal for relaxing or entertaining, a dedicated office, and a stunning kitchen/breakfast room opening through to a spacious dining room overlooking the garden. The layout offers excellent versatility for modern family living, complemented by quality fittings and a stylish finish.

Upstairs, the first floor comprises three well proportioned bedrooms served by a contemporary family bathroom, while the second floor is dedicated to an impressive principal bedroom suite with its own bathroom, creating a private and tranquil retreat.

To the front, the property benefits from off street parking, while the rear garden is beautifully landscaped, providing an attractive and low maintenance outdoor space perfect for entertaining and family enjoyment. This is a superb home combining space, style and practicality in equal measure.

Detached family home

Four bedrooms

Three receptions

Kitchen and breakfast room

Office

Family bathroom

Ensuite to master bedroom

Landscaped garden

Off street parking

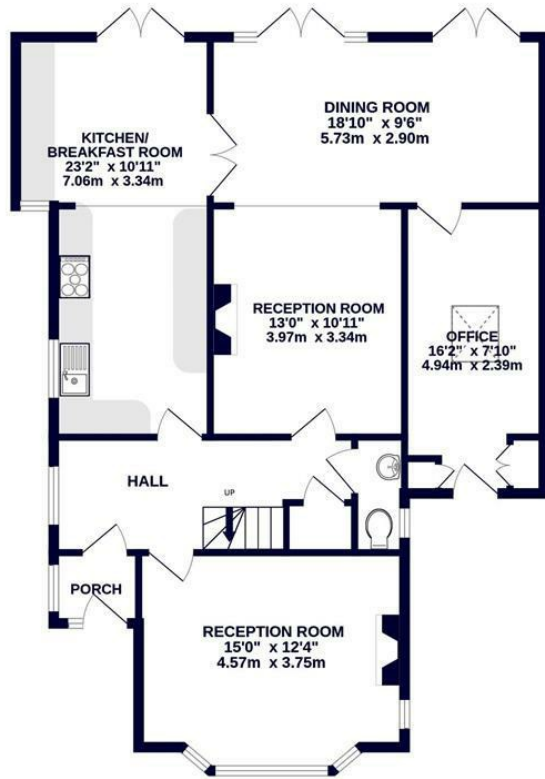
Sought after location

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
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1948 sq.ft. (181.0 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
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		74
Below average energy efficiency - higher running costs	E	49	
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

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.