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Cottingham Chase, Ruislip, HA4 0BZ
£875,000





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- Four / Five Bedrooms
- Immaculate Condition Throughout
- Skilfully Extended To Rear, Loft & Side
- Outhouse With Shower & Heating
- Ruislip Manor Station & Ruislip Gardens Station Nearby
- Private Rear Garden
- Family Bathroom
- Off Street Parking
- Excellent Location
- Closeby To Highly Regarded Schools

Description

This spacious and versatile three-storey family home offers generously proportioned accommodation throughout, making it an ideal choice for modern family living.

The ground floor features a welcoming reception room, a versatile bedroom/home office, a convenient downstairs WC, and a generous open-plan kitchen/dining room, perfect for both everyday family life and entertaining.

On the first floor, the property boasts three well-sized bedrooms, including a superb master bedroom with its own en-suite shower room, complemented by a stylish contemporary family bathroom.

The second floor provides an additional spacious bedroom and a further bathroom, offering excellent flexibility for growing families, guests, or older children.

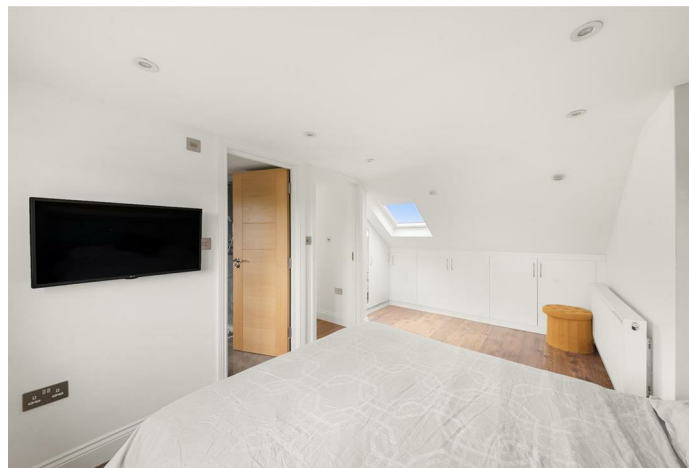
Externally, the home benefits from a private front driveway providing off-road parking, while the rear features a secluded enclosed garden complete with a useful outbuilding fitted with its own bathroom, ideal for additional living space, a home gym, or home office.

Situation

Situated in the highly sought-after area of Ruislip, Cottingham Chase offers a convenient and family-friendly location with excellent local amenities. The property is within easy reach of well-regarded schools, including Ruislip High School and Lady Bankes Primary School, making it an ideal choice for families.

Commuters benefit from outstanding transport links, with Ruislip Manor Underground Station just moments away, providing fast Metropolitan and Piccadilly Line services into Central London. Nearby Ruislip Gardens Underground Station offers Central Line access, while South Ruislip Station provides Bakerloo Line and Chiltern Rail connections.

Residents can enjoy a variety of shopping and leisure facilities at nearby Ruislip Manor and Ruislip High Street, which boast an excellent selection of supermarkets, independent retailers, cafés, restaurants, and everyday essentials. The area is also well served by local parks, recreational facilities, and major road links including the A40, offering convenient access to Central London, Heathrow Airport, and the wider motorway network.



Cottingham Chase

Approximate Area = 1728 sq ft / 160.5 sq m
Outbuilding = 336 sq ft / 31.2 sq m
Total = 2064 sq ft / 191.7 sq m
For identification only - Not to scale

Ground Floor

Store
5.91 x 0.91
19'5" x 3'0"

4.35 max x 1.06
14'4" x 3'6"

4.37 max x 4.18 max
14'4" x 13'9"

Garden
22.11 x 8.17
72'6" x 26'10"

Kitchen / Dining Room
7.56 max x 3.25 min
24'10" x 10'8"

2.76 max x 1.63 max
9'1" x 5'4"

Reception Room
6.75 max x 3.02 max
22'2" x 9'11"

Bedroom / Office
3.29 x 2.77
10'10" x 9'1"

Boiler Room

Extends To
6.07 x 19'11"

First Floor

Bedroom
5.07 max x 3.04 max
16'8" x 10'0"

Bedroom
3.80 max x 3.04 max
12'6" x 10'0"

Bedroom
4.37 max x 2.73 max
14'4" x 8'11"

Second Floor

Bedroom
4.37 max x 3.48 max
14'4" x 11'5"

= Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026.
Produced for Allday & Miller.

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A map of the Ruislip Manor area in the UK. A green pin marks a location in the center. To the north is St Paul's Church, marked with a cross icon. To the south is Ruislip Gardens, marked with a red bus icon. The map shows several roads: Ashburton Rd, Filey Way, Beverley Rd, Whitby Rd, Sidmouth Dr, W End Rd, Bedford Rd, and Bridgwater Rd. A blue line represents the Yeading Brook. Green areas represent parks or gardens. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current Potential	89 68	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	Current Potential	89 68
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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