

# Victoria Road

Ruislip • Middlesex • HA4 0EF  
Guide Price: £625,000



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Situated on the sought-after Victoria Road in South Ruislip, this charming three-bedroom end terrace 'A' Type Manor Home offers over 1,000 sq. ft. of well-balanced living accommodation, complemented by a private rear garden, garage, and outbuilding. The property presents an excellent opportunity for families, first-time buyers, or those seeking a home with scope to personalise and extend, subject to the usual planning consents. The ground floor comprises a welcoming entrance hall leading to a bright and spacious front reception room featuring a distinctive bay window which flows seamlessly into the dining room creating a large living space. The fitted kitchen enjoys views across the rear garden and provides access to the side of the property, garage, and useful shed. On the first floor, the property offers three bedrooms, including a master bedroom with fitted storage, a spacious second double bedroom, and a versatile third bedroom. A family bathroom and separate WC.

Externally, the property benefits from a substantial rear garden extending to approximately 57 feet, providing ample space for outdoor entertaining, gardening, or future extension potential (subject to planning permission). The attached garage offers valuable storage or parking, while the detached shed/outbuilding adds further practicality.

'A' TYPE END TERRACE HOUSE

THREE BEDROOMS

TWO RECEPTION ROOMS

GALLEY KITCHEN

FAMILY BATHROOM

LARGE DRIVEWAY

PRIVATE GARDEN

GARAGE

POTENTIAL TO EXTEND (STPP)

1,214 SQ.FT. TOTAL

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.







# Victoria Road, Ruislip, HA4

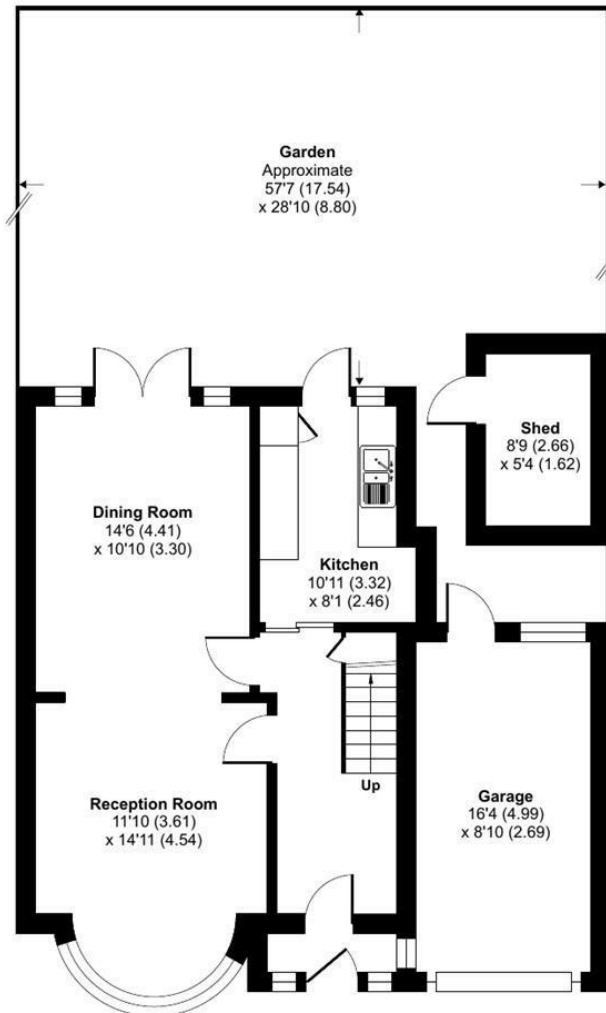
Approximate Area = 1021 sq ft / 94.8 sq m

Garage = 147 sq ft / 13.6 sq m

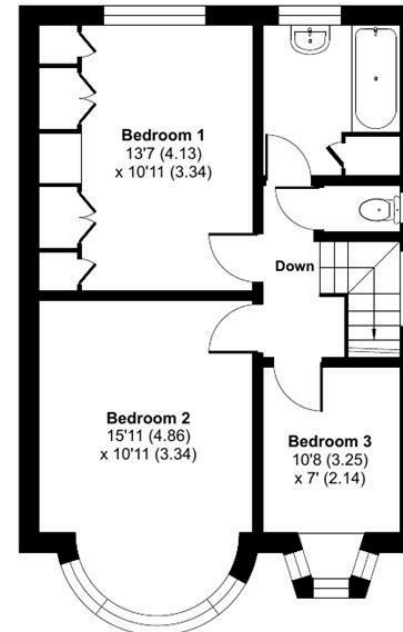
Outbuilding = 46 sq ft / 4.2 sq m

Total = 1214 sq ft / 112.6 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



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: 1478243

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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		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
England & Wales		78	64

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.