

# Dulverton Road

Ruislip • Middlesex • HA4 9AH  
Guide Price: £550,000



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Situated on the ever-popular Dulverton Road in the heart of Ruislip Manor, this attractive three bedroom terraced 'B' Type Manor Home offers spacious and versatile accommodation across two floors, with the added benefit of a substantial workshop and storage area to the rear. The ground floor comprises a bright and spacious bay-fronted living/dining room measuring over 22ft in length, providing an ideal space for both relaxing and entertaining. To the rear is a well-proportioned kitchen with direct access to the garden, alongside a ground floor bathroom. To the first floor are three bedrooms, including a generous principal bedroom with bay window, a second double bedroom, and a third bedroom ideal for use as a nursery, home office or guest room. A first floor shower room in the master bedroom adds further practicality for family living. Externally, the property benefits from a large rear workshop and separate storage area, offering excellent potential for hobbies, home working, gym space or further development subject to the usual planning permissions. The home also enjoys a private rear garden and on-street parking. Ideally positioned within easy reach of Ruislip Manor's shops, cafés, restaurants and Metropolitan/Piccadilly line station, the property is also close to well-regarded local schools and open green spaces.

COMPLETE ONWARD CHAIN

TERRACED 'B' TYPE MANOR HOME

THREE BEDROOMS

TWO BATHROOMS

REAR EXTENSION

OFF STREET PARKING

LANDSCAPED GARDEN

LARGE OUTBUILDING

WALKING DISTANCE TO RUISLIP MANOR STATION

741 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.





### Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)  
(excluding Storage, Workshop)



### First Floor

Approx. 26.1 sq. metres (280.6 sq. feet)  
(excluding En-suite)



Total area: approx. 68.9 sq. metres (741.4 sq. feet)

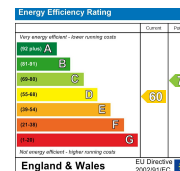


Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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