

# Larne Road

Ruislip • Middlesex • HA4 8DR

Asking Price: £1,150,000



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Situated on the highly sought-after Larne Road in Ruislip, this beautifully arranged and versatile detached family home offers generous accommodation, ideal for modern family living. The ground floor features a welcoming entrance hall leading to a bright and spacious living room, a separate family room, and an impressive open-plan kitchen, breakfast and dining area that forms the heart of the home. There is also a ground floor double bedroom with a walk-in wardrobe, a further bedroom/study providing excellent flexibility, and a contemporary family bathroom. Upstairs, the property offers three well-proportioned bedrooms, all served by a family bathroom, creating comfortable accommodation for growing families. Externally, the property benefits from a substantial detached summer house complete with a WC, making it ideal as a home office, gym, studio, or entertaining space. A separate garden store provides additional practical storage. Located on one of Ruislip's most desirable roads, this exceptional home combines flexible living space with excellent potential for home working and family life, all within easy reach of highly regarded schools, local amenities, transport links, and green open spaces.

DETACHED BUNGALOW

HIGH SPECIFICATION THROUGHTOUT

FIVE BEDROOMS

3 AIR CONDITIONING UNITS

OPEN PLAN KITCHEN/DINER

SOUGHT AFTER LOCATION

SUMMER HOUSE

• LARGE GARDEN WITH ARTIFICIAL GRASS AND PUTTING GREEN

AMPLE OFF STREET PARKING

CLOSE TO LOCAL SHOPS AND TRANSPORT

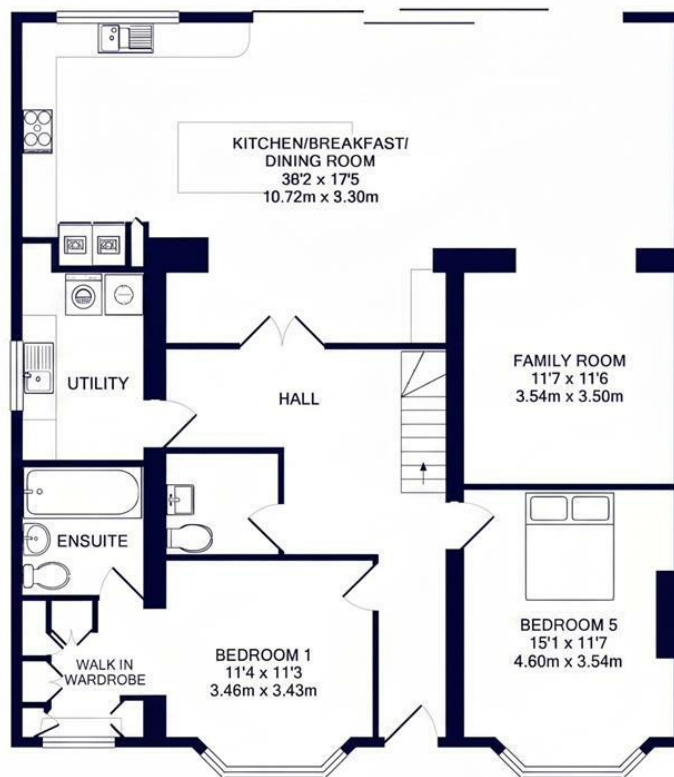
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.



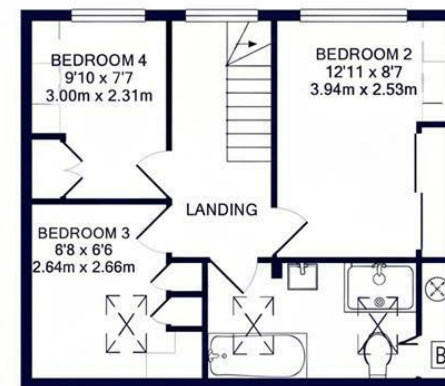




OUTBUILDING  
APPROX. FLOOR  
AREA 465 SQ FT.  
(40.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1330 SQ FT.  
(122.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 448 SQ FT.  
(41.2 SQ.M.)

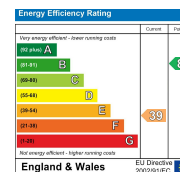
TOTAL APPROX. FLOOR AREA 2200 SQ.FT. (204.4 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan and to the best of our knowledge, measurements of elevation, dimensions, and any other information are approximate and no responsibility is taken for any error, omission, or inaccuracy. This plan is for information purposes only and should not be used as such by any prospective purchaser. The seller, purchaser, and any other person involved in the transaction are not to be held liable for any error or omission. Made with Metropix, 5/2010

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