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Pine Gardens, Ruislip, HA4 9TJ
£575,000





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- Semi Detached
- Chain Free
- Fitted Kitchen
- Garage
- Potential To Extend (STPP)
- Three Bedrooms
- Private Garden
- Family Bathroom
- Excellent Location
- Close to Local Schools & Tube Links

Description

This well-presented family home offers bright and spacious accommodation, ideal for comfortable everyday living.

The ground floor comprises a bright and airy reception room, a separate dining room, and a fitted kitchen which completes this floor.

To the first floor, the property features three well-proportioned bedrooms along with a family bathroom.

Externally, the home benefits from both front and rear gardens, with the rear garden offering an ideal space for outdoor dining and relaxation.

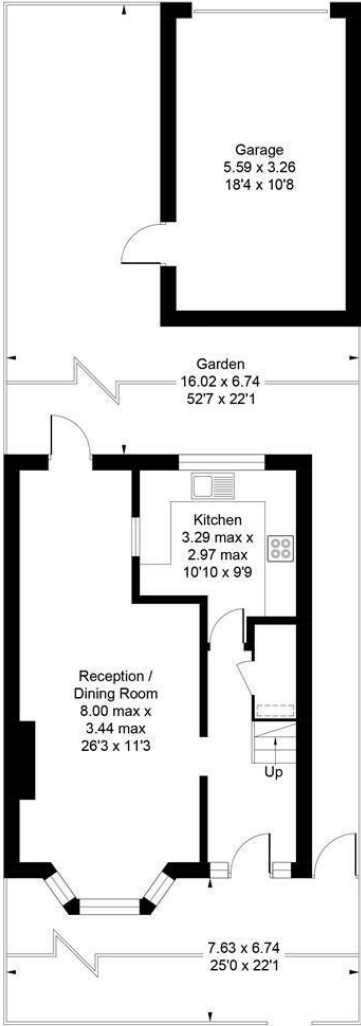
Situation

Located in the highly sought-after Pine Gardens area of Ruislip. This desirable street offers a peaceful suburban setting with excellent connections via Eastcote Tube Station on the Metropolitan and Piccadilly lines, providing direct access to central London. Families benefit from proximity to well-regarded schools, including Lady Bankes Primary School and Newnham Infant and Junior Schools and Ruislip High School. with Ruislip High Street just a short stroll away, offering a variety of shops, cafes, restaurants, pubs, and essential services. For larger retail needs, nearby shopping centres provide convenience, while leisure options such as Ruislip Woods, Ruislip Lido, and historic Manor Farm offer excellent outdoor spaces and community activities.



Pine Gardens, HA4

Approximate Area = 891 sq ft / 82.8 sq m
Garage = 200 sq ft / 18.6 sq m
Total = 1091 sq ft / 101.4 sq m
For identification only - Not to scale



Ground Floor

Garage
5.59 x 3.26
18'4 x 10'8

Garden
16.02 x 6.74
52'7 x 22'1

Kitchen
3.29 max x
2.97 max
10'10 x 9'9

Reception /
Dining Room
8.00 max x
3.44 max
26'3 x 11'3

Up

7.63 x 6.74
25'0 x 22'1

First Floor

Bedroom
3.42 max x
3.39 max
11'3 x 11'1

Bedroom
4.67 max x
3.29 max
15'4 x 10'10

Bedroom
2.68 max x
2.06 max
8'10 x 6'9

Dn

= 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.
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A map of the Bessingby Park area. The map shows a network of streets including Elm Ave, Chelston Rd, Southbourne Gardens, Pine Gardens, Greencroft Ave, Filey Way, and Beverley Rd. A red pin marks 'The Cedars Medical Centre' on Beverley Rd. A green pin marks a location on Southbourne Gardens. Other landmarks include 'Hot Yoga House' and 'Bessingby Park'. The map is credited to Google and shows data from 2026.

Energy Efficiency Rating		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 64	Potential 80	<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>
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC

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