

ALLDAY
& MILLER



Roundways, Ruislip, HA4 6DZ
£565,000

3 1 1 D



Roundways, Ruislip, HA4 6DZ

£565,000

- Semi Detached House
- Through Reception/Dining Room
- Chain Free
- Off Street Parking
- Garage
- Three Bedrooms
- Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Close To Local Transport Links

Description

This semi-detached house presents an excellent opportunity for families seeking a comfortable and spacious home. The property boasts a well-designed layout, featuring a welcoming reception and dining room on the ground floor and a fitted kitchen.

As you ascend to the first floor, you will discover three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located completing this floor.

Outside, the property is complemented by a front drive that provides parking a valuable asset in this sought-after area. The private garden is a true highlight, offering a serene space for outdoor activities. Additionally, a garage outbuilding adds further convenience.

Situation

Situated on a quiet and highly regarded residential street Roundways, Ruislip, offers an ideal setting for families combining a peaceful suburban feel with excellent local amenities. The property is well positioned for a number of highly regarded local schools, including Warrender Primary School, and Ruislip High School. Ruislip is exceptionally well connected, with nearby Underground stations such as Ruislip, Ruislip Manor and Ruislip Gardens providing access to the Metropolitan, Piccadilly and Central Lines for swift journeys into Central London, while the A40 and M25 offer convenient road links for commuters. The vibrant Ruislip High Street is close at hand and offers a wide variety of shops, cafés, restaurants and everyday conveniences, along with supermarkets and independent retailers. The area is also renowned for its green open spaces, including Ruislip Woods National Nature Reserve and Ruislip Lido, providing excellent leisure opportunities, scenic walks.



Roundways, Ruislip, HA4

Approximate Area = 909 sq ft / 84.4 sq m
Garage = 298 sq ft / 27.7 sq m
Total = 1207 sq ft / 112.1 sq m
For identification only - Not to scale

Ground Floor

Garage
6.91 x 3.94
22'8" x 12'11"

Garden
13.01 x 6.49
42'8" x 21'4"

Kitchen
3.26 max x 2.87 max
10'8" x 9'5"

Reception /
Dining Room
8.33 max x 3.51 max
27'4" x 11'6"

Up

9.62 x 6.25
31'7" x 20'6"

First Floor

Bedroom
3.58 max x 3.36 max
11'9" x 11'0"

Bedroom
4.97 max x 3.51 max
16'4" x 11'6"

Bedroom
2.86 x 2.08
9'5" x 6'10"

Dn

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.

ALLDAY & MILLER
estate agents

A map of the Ruislip Gardens area in London. The map shows several streets: Beechwood Ave, A4180, Herlwyn Ave, Roundways, W End Rd, Sidmouth Dr, Clyfford Rd, and W End Rd. Landmarks include St Paul's, Ruislip Manor (marked with a church icon), Ruislip Gardens Primary School (marked with a school icon), and Ruislip Gardens (marked with a red bus stop icon). A green location pin is placed on Roundways, near the intersection with W End Rd. The map is credited to Google and shows map data from 2026.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>		88	<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>		87
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.