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& MILLER



Stafford Road, Ruislip, HA4 6PD
£700,000

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- Four Large Bedrooms
- Three Bathrooms
- Great Location
- Loft Conversion With Ensuite Master Bedroom
- Easy Reach Of Station & A40
- Semi Detached
- Chain Free
- Immaculate Condition Throughout
- Large Driveway For Upto Five Cars
- Potential To Extend Further (STPP)

Description

This stunning, immaculately presented semi-detached house is set with a huge frontage between the road and the house, a rare feature providing exceptional privacy and a grand sense of arrival compared to standard pavement-adjacent properties. Upon entering, you are greeted by a welcoming entrance hall leading into a bright, expansive reception and dining room, featuring premium colour-changing LED ambient strip lighting. A standout feature of the property is how the living space seamlessly extends out to the rear garden through completely step-free, same-level thresholds, perfect for indoor-outdoor entertaining. The ground floor is completed by a sleek, modern fitted kitchen boasting underfloor heating and integrated ambient lighting, alongside a convenient guest WC.

Throughout the home, smart design is on full display with wall-hung radiators and floating bathroom fixtures that offer a minimalist aesthetic and effortless cleaning. Upstairs, the first-floor hosts three well-proportioned bedrooms, which uniquely feature rare, highly sought-after panoramic and completely unobstructed views over local greenery. A contemporary family bathroom with floor-level LED accent lighting serves this level. The second floor features an impressive loft conversion hosting a generous master bedroom, complete with a beautifully integrated corner ensuite bathroom featuring floor-level lighting. To the rear, the private garden boasts a beautifully constructed patio area, an expansive lawn, and a large outbuilding ideal for a home office, gym, or workshop, spanning approximately 2,200 sq. ft. of private outdoor space. The property is completed by a massive front brick-paved driveway comfortably accommodating up to five vehicles.

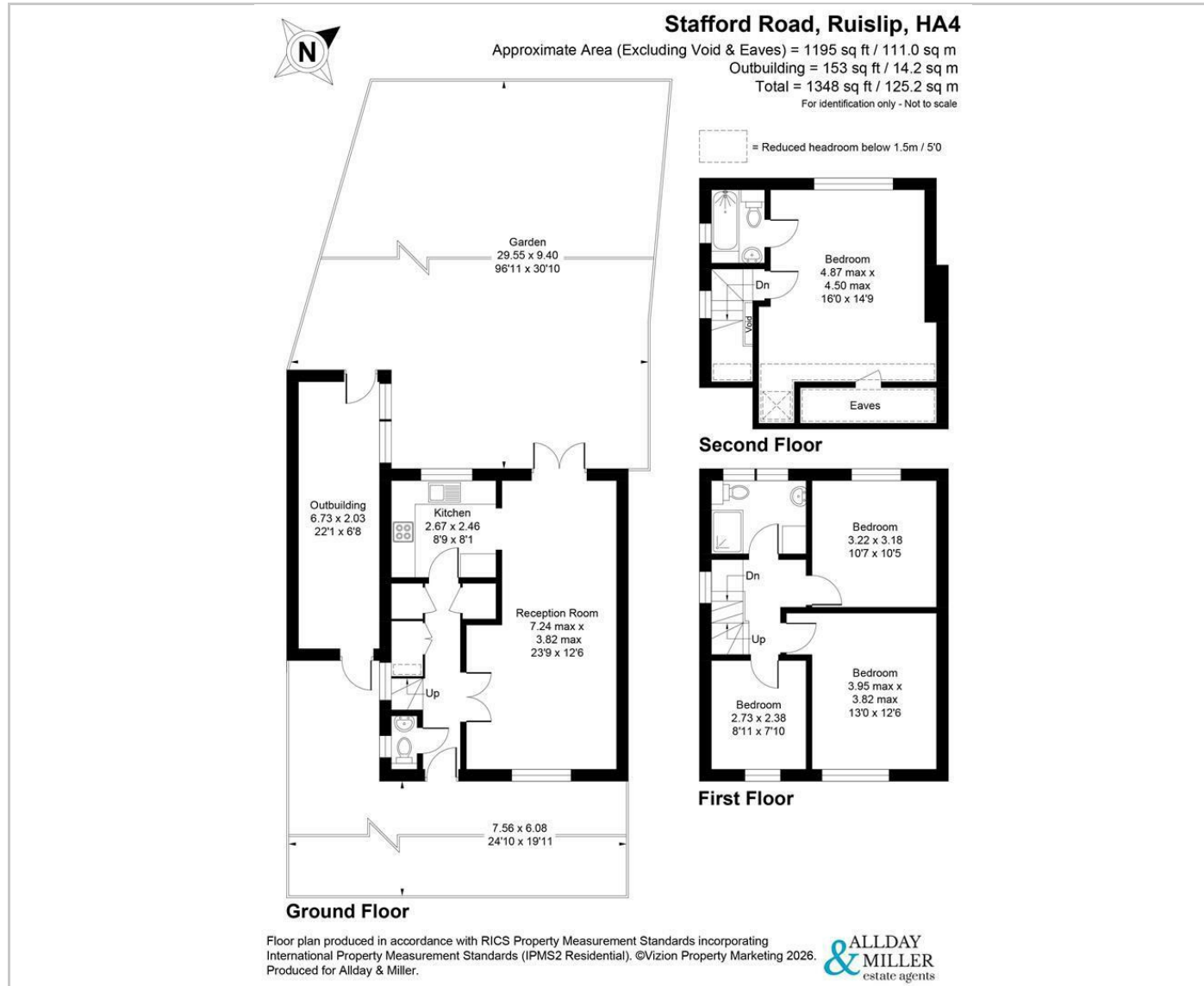
Situation

Stafford Road is exceptionally well-positioned for the local amenities of South Ruislip, Eastcote, and Ruislip Gardens. Commuters are spoiled for choice with Ruislip Gardens Station (Central Line) just a short walk away, while Ruislip Station offers seamless Metropolitan and Piccadilly Line links directly into the City. For the motorist, the easily accessible A40 provides swift connections into London and the M25.

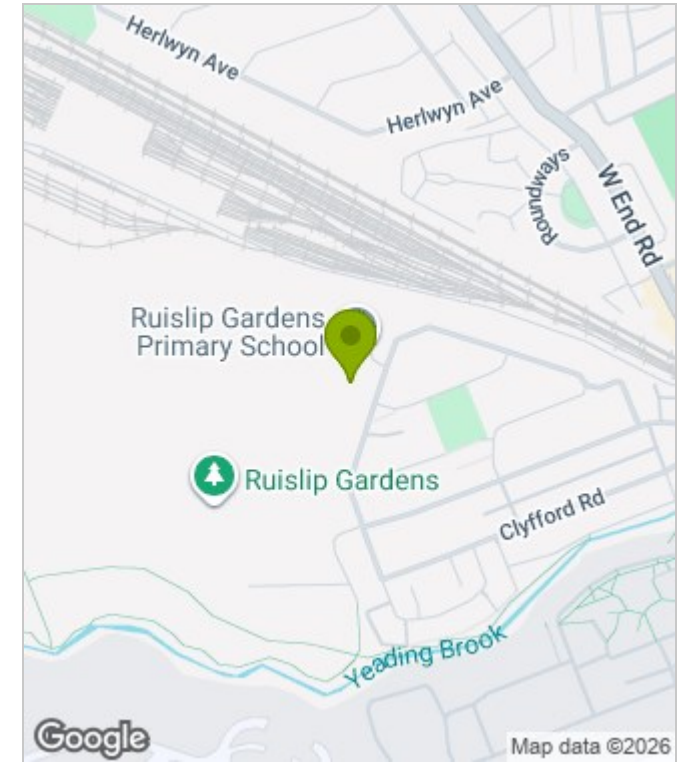
The property is a dream location for families, offering an elite selection of top-tier schools and early-years care right on its doorstep. The highly regarded Ruislip Gardens Primary School (Ofsted rated 'Good') and its accompanying Pre-School Playhouse nursery are located directly adjacent, making the morning school run completely effortless. Furthermore, the property sits firmly within the catchment area for the prestigious Ruislip High School, which holds a coveted Ofsted 'Outstanding' status.



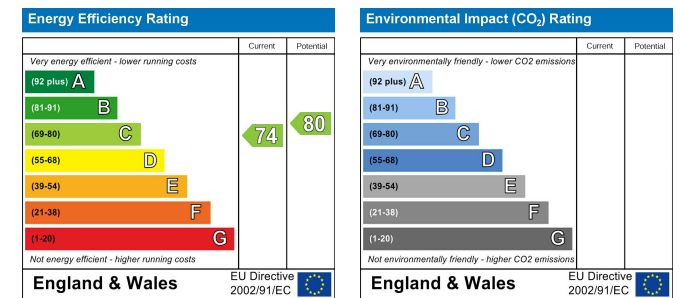
Floor Plans



Area Map



Energy Performance Graph



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