

# Warren Drive

Ruislip • Middlesex • HA4 9RD  
Guide Price: £650,000



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**\*\*CHAIN FREE\*\*** Set on a sought-after residential road in the heart of Eastcote, this charming three-bedroom semi-detached home offers generous living space, a substantial garden, and excellent potential for modernisation or extension (STPP). Offered to the market chain free, it provides an ideal opportunity for buyers seeking a smooth and straightforward purchase. The ground floor features two bright and spacious reception rooms, perfect for both everyday living and entertaining. The kitchen sits centrally with access to the rear garden, which extends to an impressive size and includes both a detached garage and a large outbuilding/shed, offering superb versatility for storage, hobbies, or future conversion. Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom. Bedrooms one and two are generous doubles, while the third bedroom provides an ideal space for a study, nursery, or guest room. The property further benefits from side access, a garage, ample outdoor space, and a timber frame outbuilding.

CHAIN FREE

THREE BEDROOM SEMI DETACHED HOUSE

TWO RECEPTION ROOMS

GALLEY KITCHEN

OFF STREET PARKING

SOUTH WEST FACING GARDEN

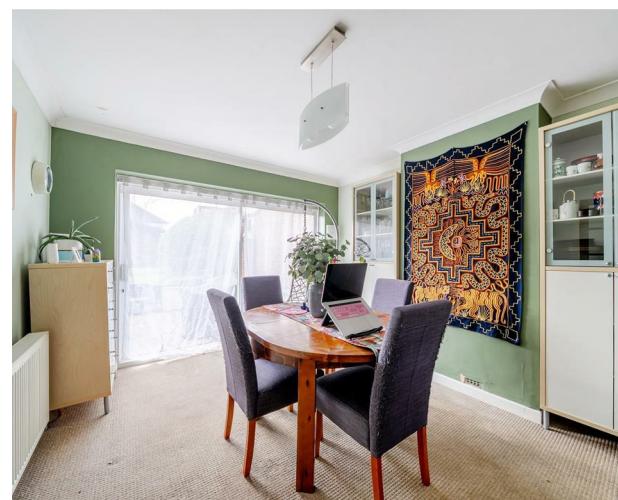
QUIET LOCATION

GARAGE

PRIVATE REAR GARDEN

1,291 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.





# Warren Drive, Ruislip, HA4

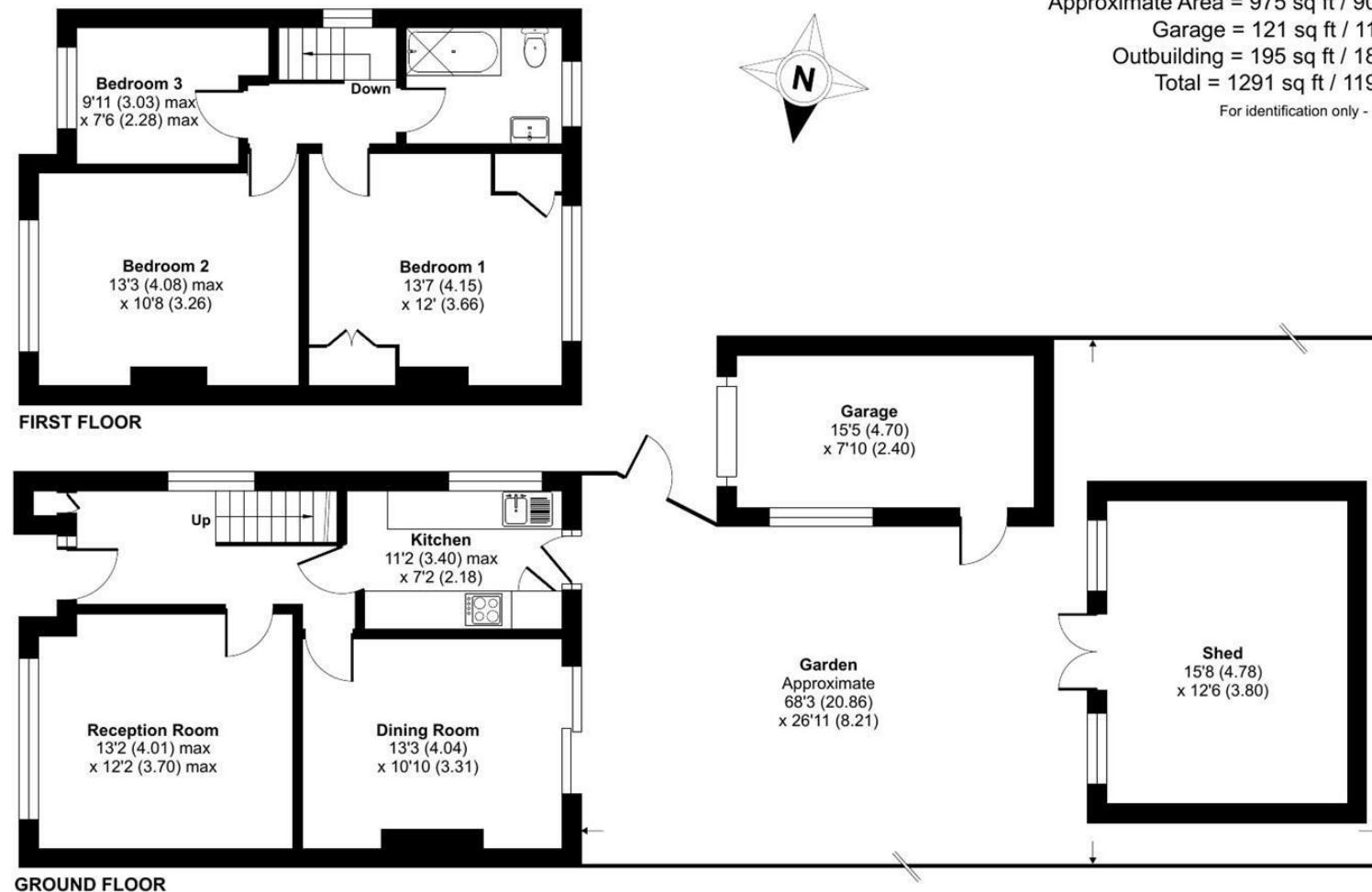
Approximate Area = 975 sq ft / 90.5 sq m

Garage = 121 sq ft / 11.2 sq m

Outbuilding = 195 sq ft / 18.1 sq m

Total = 1291 sq ft / 119.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2025. Produced for Coopers. REF: 1382722

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
97-100 A	87
90-96 B	71
80-89 C	
70-79 D	
60-59 E	
50-49 F	
40-39 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.