

# Ashburton Road

Ruislip • Middlesex • HA4 6AA  
Offers In The Region Of: £550,000



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A well-presented and spacious two-bedroom B Type Manor Home, ideally situated on the popular Ashburton Road in Ruislip. The ground floor comprises a welcoming reception room with a feature bay window, leading through to a generous and modern open-plan kitchen/dining room with direct access to the rear garden, creating an excellent space for both everyday living and entertaining. The kitchen is also home to a water softener. To the first floor are two well-proportioned bedrooms, with the principal bedroom benefiting from a bay window, alongside a family bathroom. Externally, the property enjoys a good-sized rear garden and at the end is an impressive double garage and workshop, offering an approximate 298 sq ft of additional space. The garage is fully insulated, has a heater and benefits from power and lighting, making it ideal for secure vehicle storage, a workshop, home business or a variety of other uses. The garage also benefits from an alarm system which is also integrated with the main house alarm but can be set independently, giving piece of mind when the house is occupied. The property provides approximately 786 sq ft of accommodation, with the garage/workshop bringing the total footprint to approximately 1,084 sq ft.

TWO BEDROOMS

MID TERRACE

OPEN PLAN KITCHEN/DINER

LIVING ROOM

BATHROOM

IDEAL LOCATION

GARDEN

EXCELLENT CONDITION THROUGHOUT

DOUBLE GARAGE

1084 SQ.FT

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.





## Ashburton Road, Ruislip, HA4

Approximate Area = 810 sq ft / 75.2 sq m  
Garage / Workshop = 298 sq ft / 27.6 sq m  
Total = 1108 sq ft / 102.9 sq m

For identification only - Not to scale



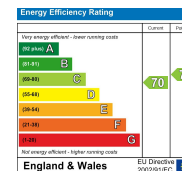
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Coopers. REF: 1352410

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