

# Flamborough Road

Ruislip • Middlesex • HA4 0DN  
Guide Price: £675,000



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Set on a desirable residential road in Ruislip Manor, this well-proportioned four-bedroom end-terrace 'B' Type Manor home on Flamborough Road offers generous living space and a substantial rear garden. The ground floor features a bright and spacious reception room to the front, complete with a charming bay window that enhances the sense of light and space. To the rear, a separate dining room provides the perfect setting for entertaining, with direct access to the kitchen, which overlooks the garden. A

versatile study/bedroom five offers flexibility for home working or guest accommodation, alongside a convenient ground floor shower room. Upstairs, the property comprises four well-sized bedrooms, including a particularly spacious principal bedroom with a bay window. The remaining bedrooms are ideal for family living, complemented by a family bathroom and separate WC. Externally, the property boasts a generous rear garden extending over 60 feet, providing ample space for outdoor living and gardening. A detached outbuilding/shed adds useful storage or workshop potential. The end-terrace position also offers side access and additional privacy. Situated within easy reach of local shops, well-regarded schools, and excellent transport links including the Metropolitan and Piccadilly lines, this home is perfectly suited for families and commuters alike.

END TERRACED 'B' TYPE MANOR HOME

FOUR BEDROOM

TWO BATHROOMS

LARGE LIVING ROOM

DINING ROOM

DOWNSTAIRS BATHROOM

OFF STREET PARKING

PRIVATE REAR GARDEN WITH SIDE ACCESS

SOUGHT AFTER LOCATION

1,316 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.





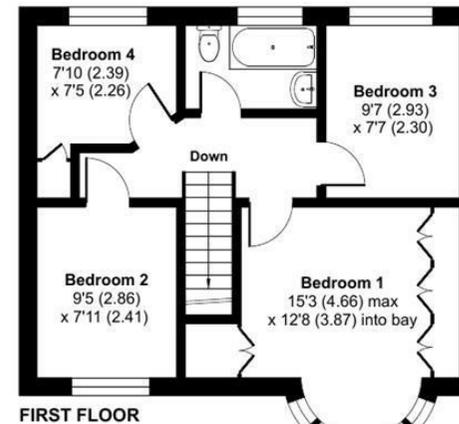
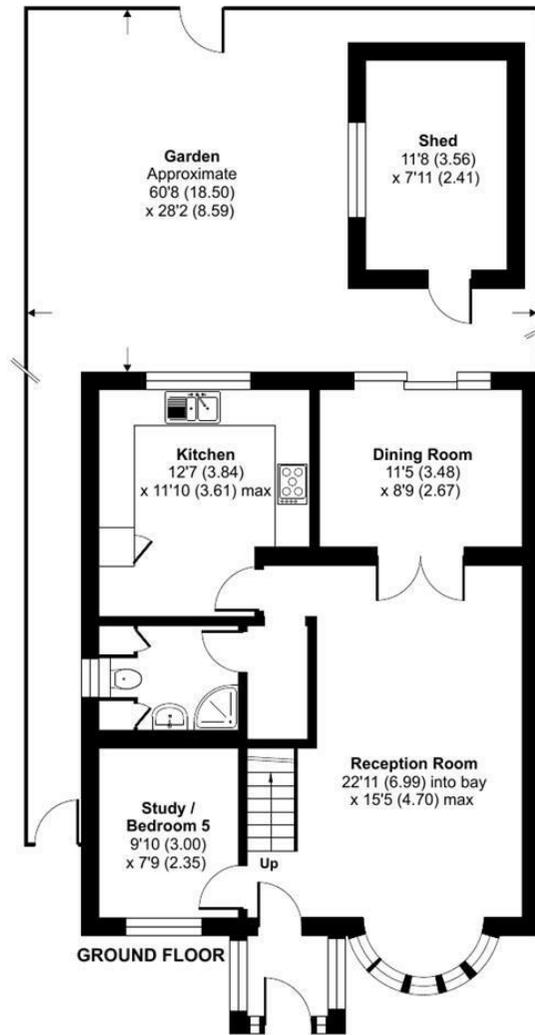
# Flamborough Road, Ruislip, HA4

Approximate Area = 1224 sq ft / 113.7 sq m

Outbuilding = 92 sq ft / 8.5 sq m

Total = 1316 sq ft / 122.2 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). © n/checom 2026. Produced for Coopers. REF: 1429135

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71 Victoria Road, Ruislip Manor,  
Middlesex, HA4 9BH  
ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales  
03 September 2022/01/18°C

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.