



- Imposing four bedroom detached home
- Huge scope to extend
- Large rear garden backing onto woodland
- No onward chain

## 7 Breakspear Road, Ruislip, Middlesex, HA4 7SB

Guide Price £875,000

Offered to the market with no onward chain, this outstanding four-bedroom detached home. Set on a substantial plot, the property features a remarkable 150ft rear garden backing directly onto woodland, delivering exceptional privacy and a rare sense of space. Internally, it offers a fantastic opportunity for buyers to modernise, extend and fully transform the home into a truly bespoke family residence (STPP). A rare chance to secure a prime home in a highly sought-after location with outstanding potential and lifestyle appeal.



## Property Description

### PROPERTY

The ground floor comprises a spacious open-plan kitchen/dining room with patio doors leading onto the garden, a separate lounge, and an additional reception room or fourth bedroom. There is also the added convenience of a modern downstairs guest cloakroom. To the first floor are three well-proportioned bedrooms served by a family bathroom with a separate shower cubicle.

### OUTSIDE

At the front of the property, a private driveway provides off-street parking for two family vehicles, complemented by an adjacent lawned area. To the rear, the garden extends to approximately 150ft in length and is predominantly laid to lawn, bordered by mature trees and established shrubs, offering a high degree of privacy and seclusion. A generous patio area provides an ideal setting for outdoor dining and seasonal entertaining.

### LOCATION

Breakspear Road is a pleasant residential road in a sought after location in North Ruislip. Situated within a mile of the bustling Ruislip High Street with its excellent variety of shops to include Waitrose Supermarket and Marks & Spencers Food Hall, restaurants and coffee bars. There are excellent transport links via the Metropolitan/Piccadilly line station at Ruislip offering swift and regular connections to Baker Street and the City. There are also excellent road links to the A40/M40 and London. Breakspear Road is within close proximity to Ruislip Lido, Park Woods which provides very pleasant walks. It should be noted that there are a number of highly regarded junior and secondary schools nearby.

### TENURE

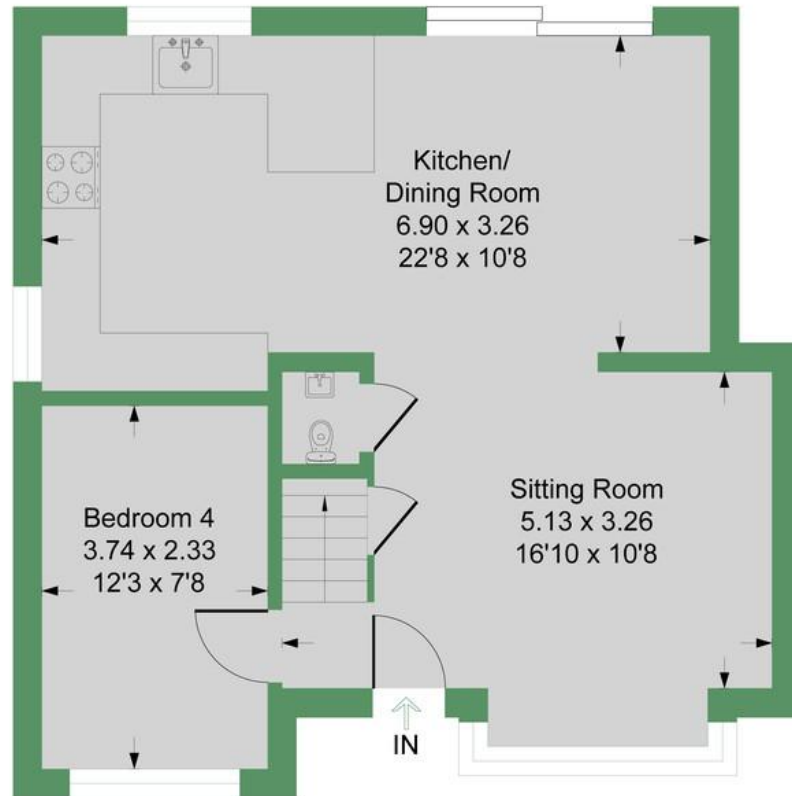
Freehold sale  
London Borough of Hillingdon  
Council tax band: E



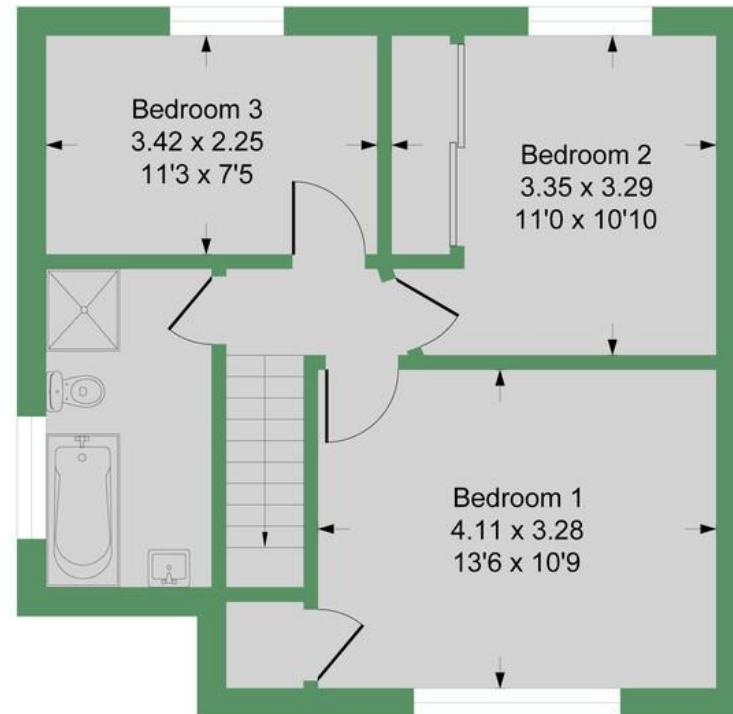


# Breakspear Road

Approximate Gross Internal Floor Area = 96.3 sq m / 1039 sq ft



Ground Floor  
Approximate Floor Area  
557.03 sq.ft  
(51.75 sq.m)



First Floor %  
Approximate Floor Area  
479.72 sq.ft  
(44.56 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.

Hillingdon office  
11 Crescent Parade  
Hillingdon  
UB10 0LG

Uxbridge office  
41 Belmont Road  
Uxbridge  
UB8 1QT

Hillingdon office 01895 231311  
Uxbridge office 01895 707777  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements