

Wingfield Way

Ruislip • Middlesex • HA4 6RH

Guide Price: £700,000



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Nestled in the sought-after Wingfield Way, this spacious four-bedroom semi-detached house offers a perfect blend of comfort, functionality, and style. With approximately 1,267 sq. ft. of internal space and an additional 102 sq. ft. of outbuildings, this property is ideal for families seeking a versatile home in a prime location.

SEMI DETACHED HOUSE

FOUR BEDROOMS

TWO BATHROOMS

OPEN PLAN KITCHEN/DINING AREA

PRIVATE LIVING ROOM

QUIET ROAD

WALKING DISTANCE TO SOUTH RUISLIP STATION

OFF STREET PARKING

SOUTH WEST FACING GARDEN

1,369 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.





Description

Step into the inviting entrance hall that leads to a bright and airy reception room featuring a bay window. The modern open-plan kitchen and dining room spans over 20 feet and is perfect for entertaining, with direct access to a generous private garden measuring approximately 50'5" x 24'3". The ground floor layout is practical and thoughtfully designed, maximizing both living and entertaining space. The first floor boasts three well-proportioned bedrooms, including two spacious doubles and a cosy fourth bedroom, perfect for a single bedroom, home office or nursery. A family bathroom completes this level, offering convenience for a busy household. The top floor is dedicated to the impressive primary bedroom suite, featuring a large bedroom with ample natural light and an en-suite bathroom, providing a peaceful retreat from the rest of the home. The home also benefits from underfloor heating in areas as well as a new kitchen and further modern conveniences.

Outside

The private rear garden is an excellent space for outdoor dining, play, or relaxation. The property also benefits from outbuildings, including two sheds and a convenient WC, adding extra utility and storage options.

Situation

Situated in South Ruislip, the property is well-connected to local amenities, schools, and transport links, including South Ruislip station, offering both Central Line and Chiltern Rail services. Nearby parks and green spaces provide excellent opportunities for outdoor activities. This delightful home combines spacious interiors with practical features, making it perfect for growing families or those looking to upsize.



Schools:

Bourne Primary School 0.4 miles
 Ruislip Gardens Primary School 0.8 miles
 Ruislip High School 0.7 miles



Train:

South Ruislip 0.3 miles
 Ruislip Gardens 0.5 miles
 Ruislip Manor 1.3 miles



Car:

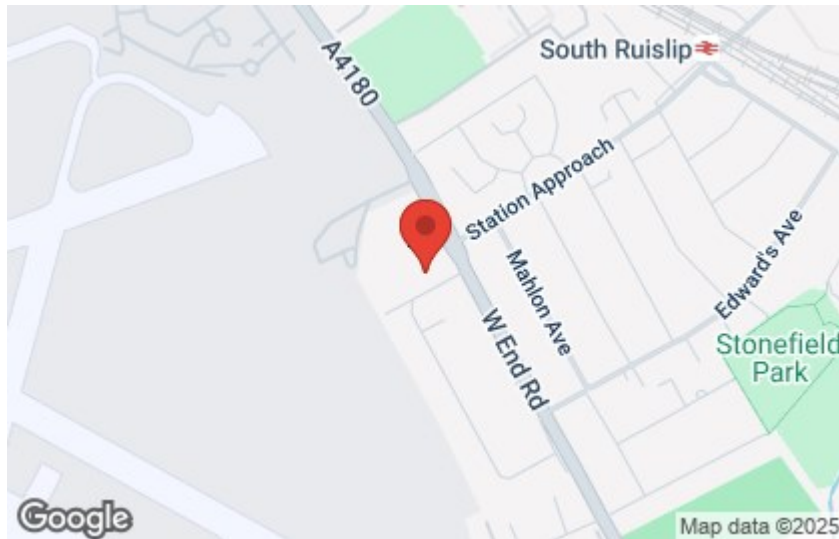
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



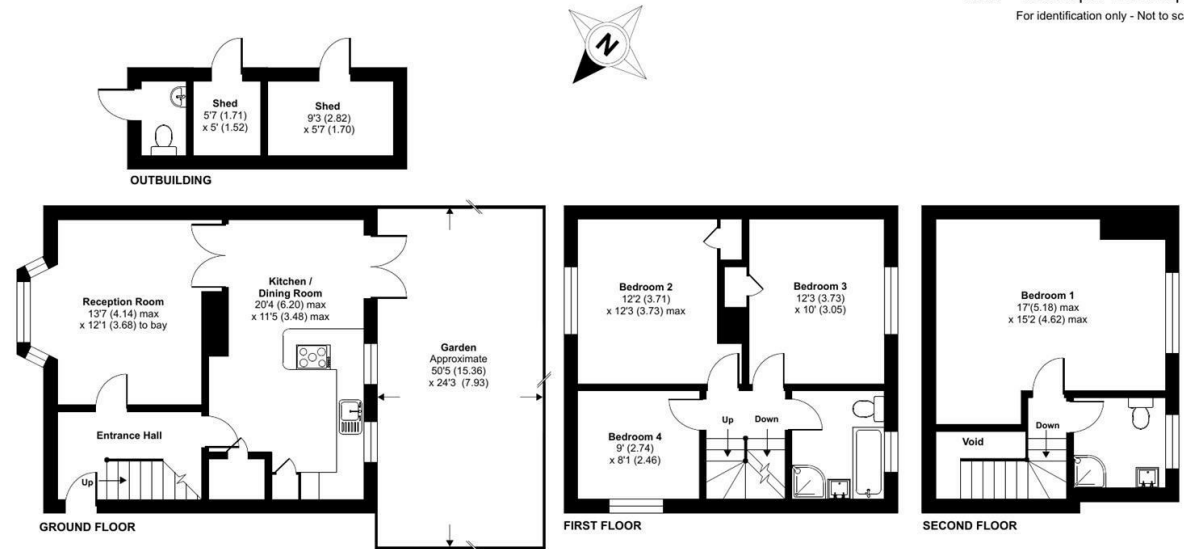
Wingfield Way, Ruislip, HA4

Approximate Area = 1267 sq ft / 117.7 sq m

Outbuilding = 102 sq ft / 9.4 sq m

Total = 1369 sq ft / 127.1 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). © nichcom 2025. Produced for Coopers. REF: 1228616

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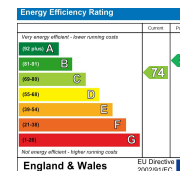
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