

Bury Street

Ruislip • • HA4 7TH
Guide Price: £725,000



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This well-laid-out bungalow offers spacious and flexible accommodation, ideal for single-level living. It features a bright living/dining room with garden access, a separate kitchen, and two double bedrooms. A bathroom, additional WC, and a dedicated dining area add practicality, while the integral garage provides useful storage or potential for conversion (STPP). The layout is perfect for downsizers, couples, or those looking to personalise a home to their taste.

TWO BEDROOM

DETACHED

BUNGALOW

GARAGE

DINING ROOM/THIRD BEDROOM

LARGE DRIVEWAY

POTENTIAL TO EXTEND STPP

NO CHAIN

SOUGHT AFTER LOCATION

1053 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.





LOCATION

Ruislip's bustling High Street has a vast number of shops, restaurants and transport links, including Waitrose and Tesco Express and various restaurants and coffee bars. The Manor Farm Heritage Estate with the Great Barn, Library and Duck Pond is a two minute walk from the house, as are Ruislip Woods and Lido and Pinn Fields, Highgrove Pool and Fitness Centre and David Lloyd Health Club are nearby. For the motorist, there are excellent connections to Central London via the M25 and the M40. Commuters are well suited, with plenty of London Underground stations in the area. Ruislip Station is only half a mile away making travelling into the City via the Metropolitan or Piccadilly lines swift and easy. Other nearby stations include West Ruislip which is served by both tube (Central line) and Chiltern line trains into Marylebone, with regular trains every 15 minutes. Ruislip Station is served by seven bus routes enabling easy travel to Uxbridge, Ealing, Heathrow, and Hillingdon Hospital. Two bus routes have stops near the property. For families, there are several highly regarded schools that cater for children of all ages nearby, including BWI, Whiteheath and Sacred Heart Primary schools and Bishop Ramsey Secondary school.

DESCRIPTION

This well-proportioned and thoughtfully laid-out bungalow offers generous living space and a versatile layout, ideal for comfortable single-level living. The home opens into a welcoming porch that leads through to a central hallway, providing access to all key areas of the property. To the rear, you'll find a spacious open-plan living and dining room, perfect for entertaining or relaxing with family, with direct access to the rear garden. Adjacent to this is a separate kitchen, which benefits from its own external door for added convenience. There are two well-sized double bedrooms, both offering plenty of natural light. A modern bathroom and an additional WC complete the internal accommodation, ensuring practicality for everyday life. To the front of the property, a dedicated dining area creates an ideal space for more formal meals or flexible use as a home office or study. The integral garage, accessible from the front porch, offers excellent storage or parking options and could be converted (subject to the necessary consents) to provide even more living space.

OUTSIDE

To the front of the bungalow is a large driveway, offering off street parking for multiple vehicles, that leads up to a garage for additional parking or storage. The front garden also boasts a large lawned area surrounded by shrubs and trees. A gate to the side of the property allows access to the secluded rear garden which offers a lawned area surrounded by tree and hedges, and a patio area ideal for alfresco dining.



Schools:

Whiteheath Nursery, Infant & Junior School (0.4 miles)
Bishop Ramsey Church of England School (1.1 miles)



Train:

Ruislip (1.0 mi)
West Ruislip (1.0 mi)
Ruislip Manor (1.1 mi)



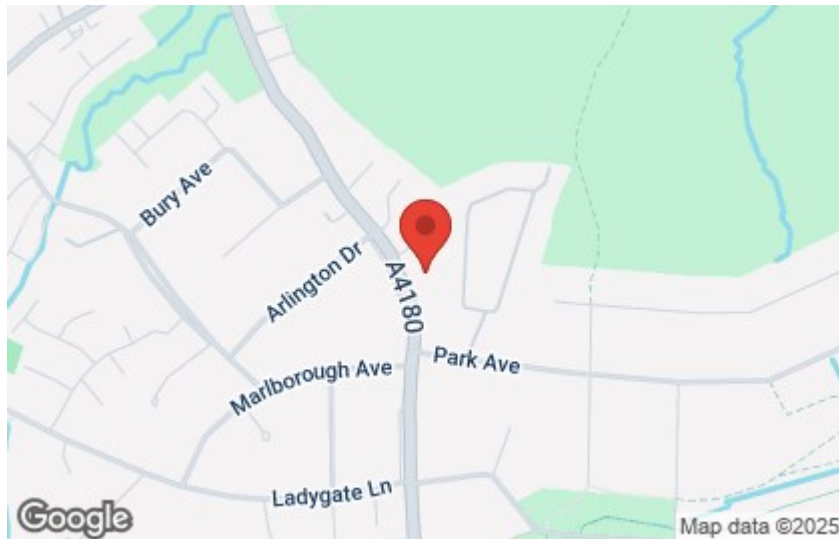
Car:

M4, A40, M25, M40

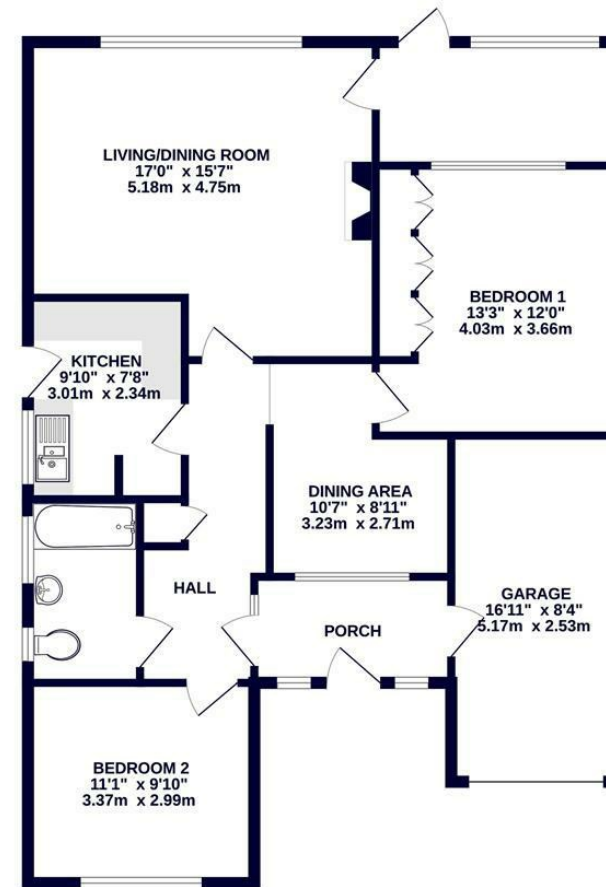


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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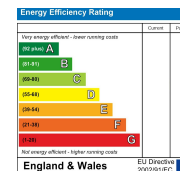
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