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Victoria Road, Ruislip, HA4 9DG
£700,000

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- Three Bedroom End of Terrace
- Extended to Rear
- Off Street Parking for Multiple Vehicle's
- Excellent Condition Throughout
- Within Easy Reach of Ruislip Manor & Ruislip Gardens Station
- Garage via Own Driveway
- Two Reception Rooms
- Nearby to the Areas Highly Regarded Schools
- Attractive Rear Garden perfect for Entertaining
- Potential to Further Extension (Subject to Planning)

Description

This house presents a splendid opportunity for families seeking a spacious and beautifully maintained home. The property boasts two generous reception rooms, providing ample space for both relaxation and entertaining, the fitted kitchen is well-equipped and flows effortlessly into the dining area.

On the first floor, you will find three well-proportioned bedrooms, perfect for family living, along with a family bathroom and separate WC.

Outside, the property features a large front driveway, offering off-street parking and access to a garage. The stunning private rear garden is predominantly laid to lawn, providing a tranquil outdoor space for dining and entertainment, additionally there is a second garage.

Situation

Victoria Road is a very popular location, conveniently located close to parks, transport and amenities at Ruislip Manor. For the motorist, there are excellent connections to Central London via the M25 and the M40. Commuters are well suited with a number of London underground stations in the area. Ruislip Manor is a short walk away so travelling into the City via the Metropolitan or Piccadilly lines could not be easier. Other nearby stations include Ruislip Gardens (Central line) or South Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Ruislip High and Sacred Heart Primary School. Shenley Park and Ruislip Rugby Fields are all a short walk away.



Victoria Road, HA4

Approximate Area = 1232 sq ft / 114.5 sq m
Garages & Utility = 393 sq ft / 36.5 sq m
Total = 1625 sq ft / 151.0 sq m
For identification only - Not to scale

Ground Floor

Garage
5.31 x 2.82
17'5 x 9'3

Garden
17.30 x 9.32
56'9 x 30'7

Kitchen / Dining Room
6.40 max x 5.28 max
21'0 x 17'4
CH 192.80

Reception Room
4.43 max x 3.37 max
14'6 x 11'1

Reception Room
4.44 max x 3.67 max
14'7 x 12'0
CH 192.81

Utility
2.72 x 1.58
8'11 x 5'2

Garage
6.01 x 2.72
19'9 x 8'11

Up

9.32 x 5.98
30'7 x 19'7

First Floor

Bedroom
4.20 max x 3.33 max
13'9 x 10'11

Bedroom
4.84 max x 3.36 max
15'11 x 11'0
CH 192.82

Bedroom
2.59 min x 2.21 max
8'6 x 7'3

Dn

Legend:

CH = Ceiling Height

[Dashed Box] = Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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estate agents

A map of the Ruislip area in the UK. The map shows a network of roads including Victoria Rd, Ashburton Rd, Filey Way, Beverley Rd, Dartmouth Rd, Whitby Rd, Torcross Rd, and Bridgwater Rd. A green pin marks a location on Filey Way. Other landmarks include The Cedars Medical Centre (red icon), Bessingby Park Playing Field (green area), St Paul's, Ruislip Mar (church icon), and Ruislip Gardens (green area). The Yeading Brook is shown as a blue line. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 62	Potential 84	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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