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Flamborough Road, Ruislip, HA4 0DH  
£850,000

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**£850,000**

## Description

This substantial and well-proportioned property offers flexible living accommodation across two floors.

To the ground floor, the property comprises a bright and spacious reception/dining room, a fitted kitchen, separate utility room, a family bathroom, and two generously sized bedrooms.

The first floor provides further versatile space, including three additional bedrooms, a second reception/dining room, and an additional kitchen.

Externally, the property benefits from a front driveway providing off-road parking and a private rear garden, ideal for outdoor relaxation and entertaining.

## Situation

Flamborough Road, Ruislip is a quiet and well-regarded residential location offering a balance of suburban tranquillity and convenient access to local amenities. The area is particularly popular for its proximity to highly regarded schools including Ruislip High School, as well as nearby primary options such as Lady Bankes Primary School and Ruislip Gardens Primary School. For transport, the property is well positioned within easy reach of Ruislip Gardens station (Central Line), with connections into Central London and surrounding areas. The vibrant Ruislip High Street is also just a short distance away, offering a wide selection of shops, cafés, restaurants and everyday conveniences, contributing to the area's strong community feel and making it a highly desirable place to live.

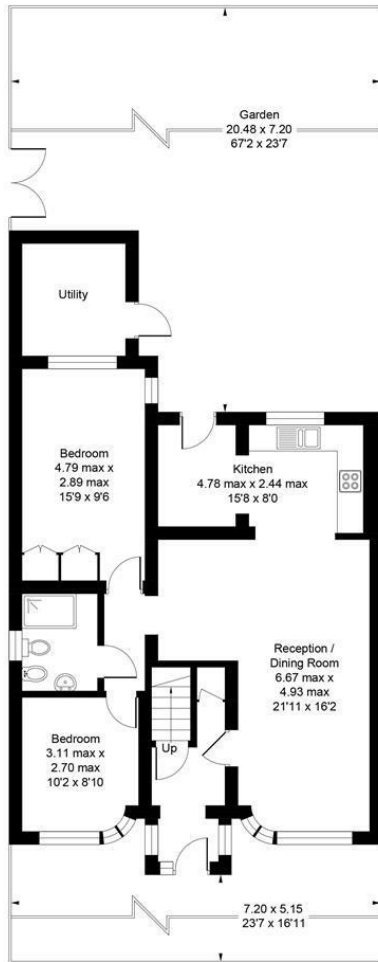


## Floor Plans

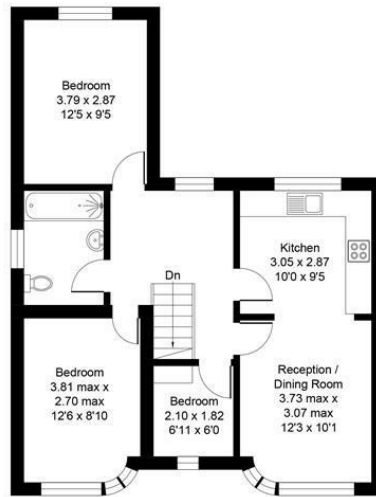
### Flamborough Road, Ruislip, HA4

Approximate Area = 1616 sq ft / 150.1 sq m

For identification only - Not to scale



**Ground Floor**

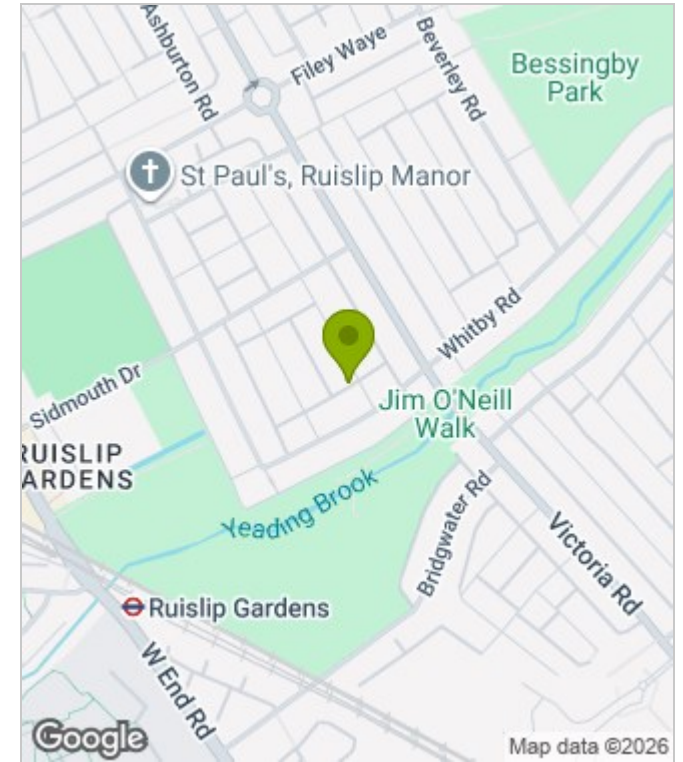


**First Floor**

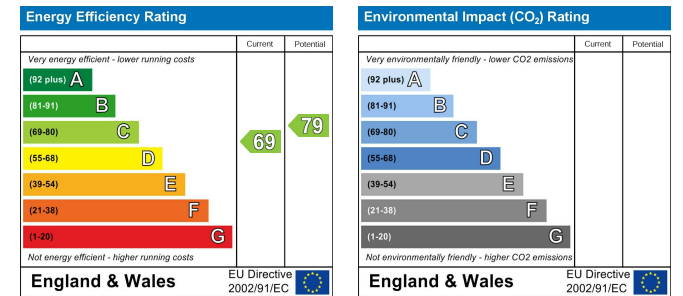
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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## Area Map



## Energy Performance Graph



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