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& MILLER



Collins Drive, Ruislip, HA4 9EH  
£700,000

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- Semi-Detached House
- South Facing Garden
- Family Bathroom
- Off Street Parking
- Good Condition Throughout
- Four Bedrooms
- Utility Room
- Private Garden & Outhouse
- Prime Location
- Chain Free

## Description

This beautifully presented and highly versatile home offers bright, airy living throughout with a generous sense of space.

On the ground floor, the property features a spacious reception and dining room, a well-equipped kitchen, a practical utility room, a convenient downstairs WC, and a versatile additional bedroom, perfect for use as a home office or guest room.

Upstairs, there are three well-proportioned bedrooms served by a sleek, modern family bathroom. Externally, the home benefits from a private driveway providing valuable off-road parking, while the rear garden offers a peaceful outdoor space, ideal for al fresco dining and relaxation. The garden also includes a useful outbuilding, currently configured as a gym.

## Situation

Situated in a highly sought-after residential area on the borders of Ruislip and Eastcote, this property enjoys an excellent location with outstanding transport connections. Just moments from Eastcote Station (Zone 5), residents benefit from frequent and direct services into Central London.

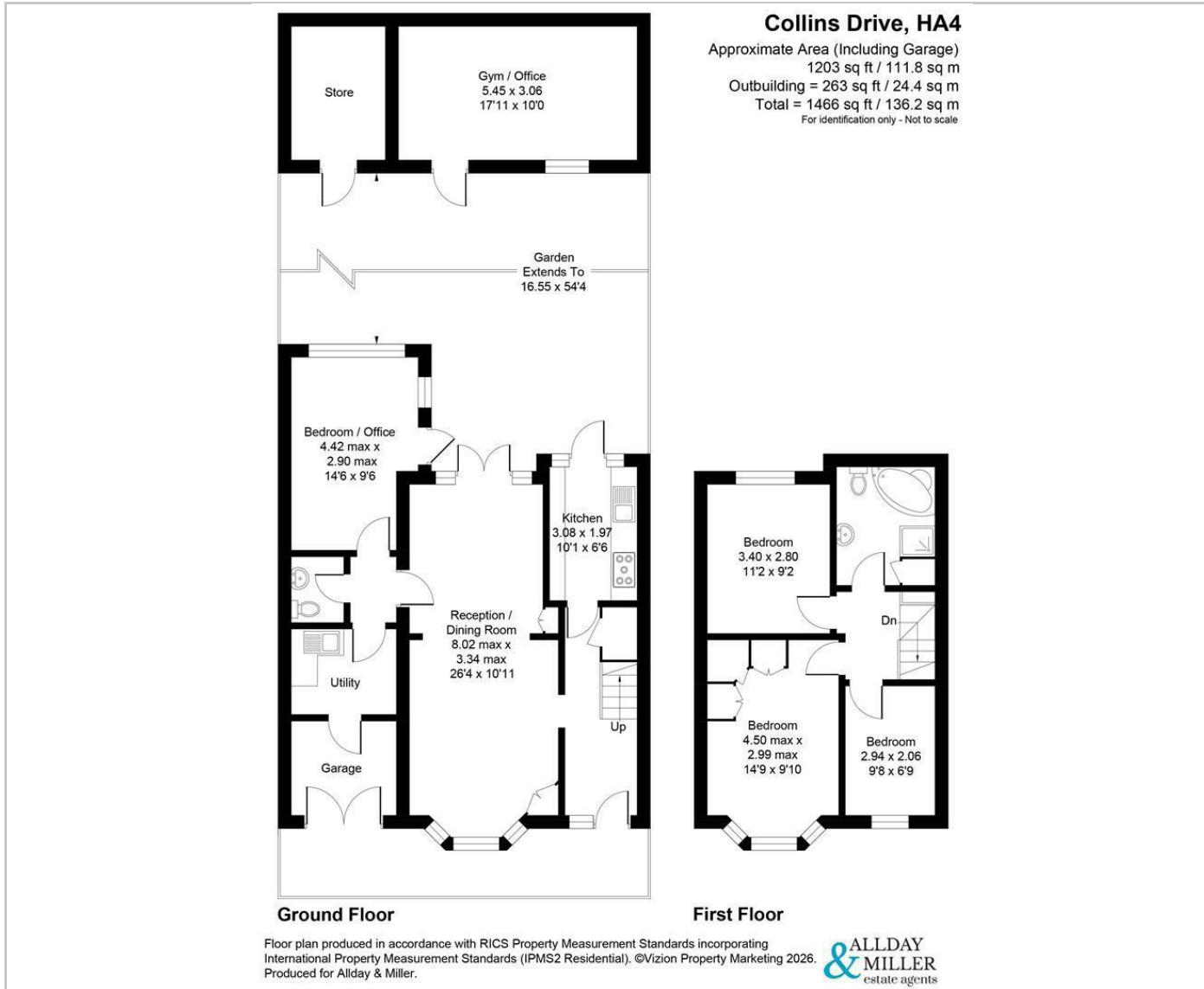
The area is well served by a number of highly regarded local schools, including Field End Primary School, Newnham Junior School, Queensmead School, and Ruislip High School. Everyday convenience is assured with the vibrant Eastcote High Street nearby, offering a wide selection of shops, cafés, restaurants, and essential amenities.

For those who enjoy the outdoors, the property is within easy reach of the beautiful Ruislip Woods National Nature Reserve and the popular Ruislip Lido, providing scenic walks, open green spaces, and excellent leisure opportunities.

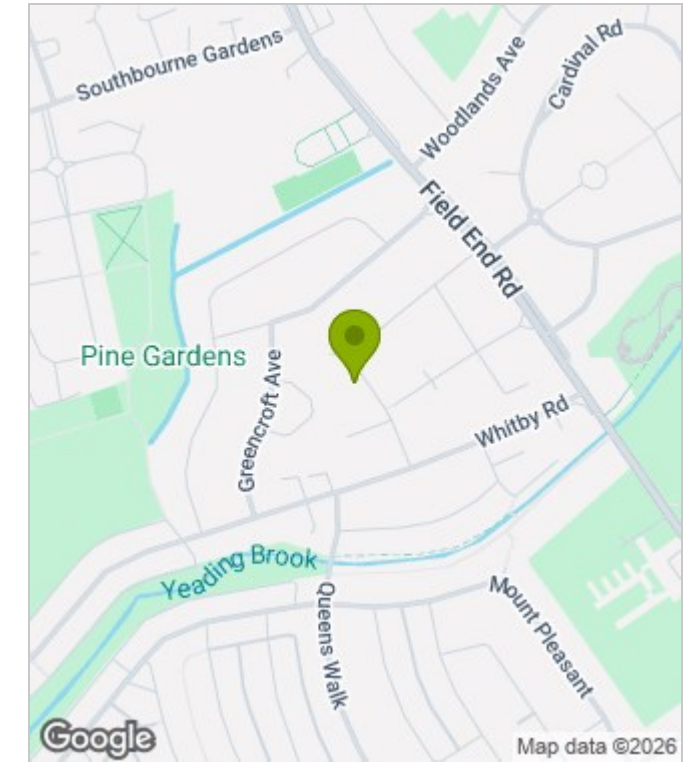
This combination of convenient transport links, strong schooling, local amenities, and access to nature makes the location particularly desirable for families and commuters alike.



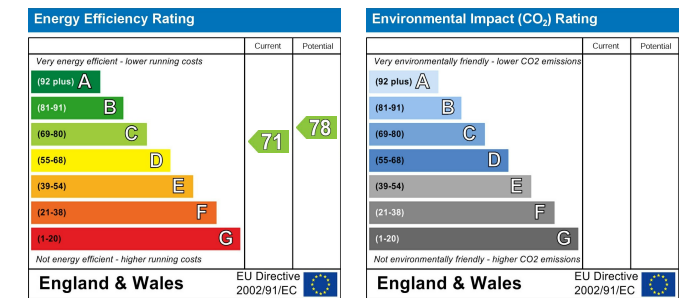
## Floor Plans



## Area Map



## Energy Performance Graph



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