



Bembridge Gardens, Ruislip, HA4 7ER  
£550,000







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- Two / Three Bedrooms
- Driveway
- Garage With Electric Door
- Quiet Location
- Close Proximity To Ruislip Station
- Freehold
- Spacious Reception Room
- Good Condition Throughout
- Family Bathroom
- Private Well Maintained Rear Garden



## Description

This stunning family home offers a perfect blend of comfort and style. Presented in good condition, the property boasts a spacious reception room that welcomes you with warmth and light. The sleek fitted kitchen, complete with a dining area, provides an ideal space for family gatherings and entertaining guests, with convenient access to the rear.

On the first floor, you will find two well proportioned bedrooms, alongside a versatile third bedroom that can easily serve as an office, catering to the needs of modern living. The bathroom completes this delightful home, ensuring all essential amenities are within easy reach.

Outside, the property features a front drive that allows for off-street parking, a valuable asset in this desirable area. The private rear garden, mainly laid to lawn, perfect for dining and entertainment. Additionally, a garage with an electric door provides extra storage or a workshop.

## Situation

This property is a short stroll away from Ruislip High Street where a vast number of shops, restaurants and transports links can be found including Waitrose, Tesco Express, The Duck House, numerous pizza outlets and coffee bars. For the motorist, there are excellent connections to central London via the M25 and the M40, making it a popular choice for city commuters and professionals. Commuters are well suited with five London Underground stations in the area. With Ruislip station at the end of the High Street, travelling into the city via the Metropolitan or Piccadilly lines could not be easier. Other nearby stations include West 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 Whiteheath, Hayden, BWI Primary, Sacred Heart Primary, and Bishop Ramsey Church of England Secondary school. Ruislip Woods, Highgrove and Ruislip Bowls club are all within easy reach.



### Bembridge Gardens, Ruislip, HA4

Approximate Area = 927 sq ft / 86.1 sq m  
Garage = 173 sq ft / 16.1 sq m  
Total = 1100 sq ft / 102.2 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 2025. Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

## A map of the Ruislip area in the UK. A green location pin is placed on Chester Ave, just north of its intersection with Wood Ln. The map shows several roads: Church Ave, Shaps Ln, Wood Ln, Kingsend, W End Rd, Herlwyn Ave, and Chester Ave. The bus route B466 is indicated on Church Ave and Wood Ln. A large green area, likely a park, is visible to the south of the pin. The Google logo and 'Map data ©2025' are at the bottom.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>				<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>88</p> <p>76</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>			

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