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Stafford Road, Ruislip, HA4 6PB
£637,000

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- Five Bedrooms
- Family Bathroom
- Off Street Parking
- Good Condition Throughout
- Good Schools Nearby
- Extended End of Terrace House
- Freehold
- Landscaped Rear Garden with Shed
- 1588 Sq Ft
- Close To Transport Links

Description

This well presented family home offers a perfect blend of comfort and functionality. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious reception room, ideal for relaxation, two downstairs bathrooms, a sleek fitted kitchen and a utility room.

As you ascend to the first floor, you will find four generously sized bedrooms, each offering ample space for family living. The second floor boasts an additional bedroom.

Outside, the property benefits from a front drive that provides off-street parking. The rear garden is a true highlight, featuring a well maintained private space that is perfect for outdoor gatherings or entertainment. Additionally, the garden includes three outbuildings, which can serve various purposes, from storage to a workshop.

Situation

Stafford Road is well positioned for amenities of South Ruislip, Ruislip Gardens and Eastcote. Local transport links are available from nearby Ruislip Gardens train station offering the Central lines into London. Ruislip Manor station is a short drive or stroll away and is useful for the Metropolitan/Piccadilly line providing reliable links into the City. For the motorist the A40/M25 is a short drive away whilst for families, there are a number of highly regarded schools that cater for children of all ages within close proximity including St Swithun Wells, Ruislip High, Newnham Primary and Queensmead Secondary school.



Stafford Road, Ruislip, HA4

Approximate Area (Excluding Eaves)
1141 sq ft / 106.0 sq m
Outbuildings = 447 sq ft / 41.5 sq m
Total = 1588 sq ft / 147.5 sq m
For identification only - Not to scale

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The floor plan consists of several parts:

- Ground Floor:** Includes a Reception Room (4.72 max x 3.39 max, 15'9" x 11'1"), Kitchen / Dining Room (6.35 max x 3.40 max, 20'10" x 11'2"), Utility (1.72 x 1.55, 5'8" x 5'1"), and a Garden (19.45 x 7.04, 63'10" x 23'1"). It also shows stairs leading up and down.
- First Floor:** Includes three bedrooms: one at 3.90 max x 2.71 max (12'10" x 9'11"), another at 2.46 max x 1.96 max (8'1" x 6'5"), and a third at 3.55 max x 2.72 max (11'9" x 9'11"). There are also stairs labeled 'Up' and 'Down'.
- Second Floor:** Includes one bedroom at 3.83 max x 3.65 max (12'7" x 12'0") and stairs labeled 'Dn'.
- Outbuildings:** Three separate structures are shown:
 - Outbuilding 4.89 x 2.46 (16'1" x 8'1")
 - Outbuilding 4.89 x 3.45 (16'1" x 11'4")
 - Outbuilding 4.01 x 3.01 (13'2" x 9'11")

Ground Floor

First Floor

Second 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.

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A map of the Ruislip Gardens area. A green location pin is placed on a road, with the label 'Ruislip Gardens' next to it. To the left, a blue circular icon with a white dot is labeled 'A2B Dance Academy'. A road labeled 'Clyfford Rd' runs diagonally. A blue line representing a waterway, labeled 'Yeading Brook', flows through the bottom of the map. 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 63	Potential 80	<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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