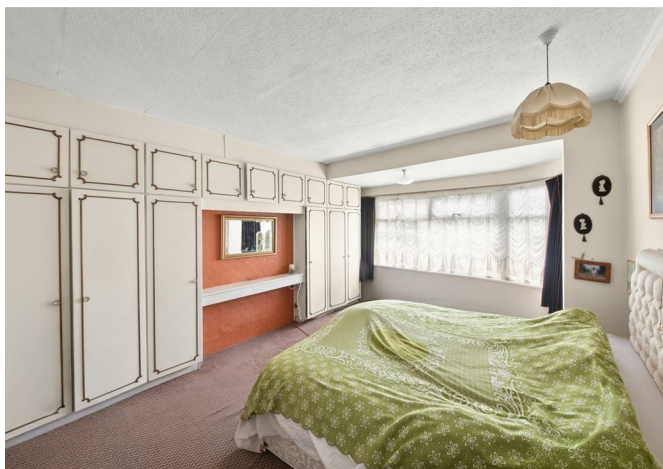


ALLDAY  
& MILLER

Warrender Way, Ruislip, HA4 8EB  
£700,000





Warrender Way, Ruislip, HA4 8EB

**£700,000**

- Semi-Detached House
- Rear Extension And Garden Room
- Close To Top Schools
- Garage & Off Street Parking
- Potential To Extend To Loft (STPP)
- Three Bedrooms
- No Upper Chain
- Near Ruislip High Streets
- Family Bathroom & Downstairs W/c
- Sought After Warrender Way Location

## Description

This three-bedroom family home offers well-proportioned accommodation arranged over two floors.

The ground floor comprises a welcoming reception room, a convenient WC, and a spacious open-plan family/dining room, creating the perfect space for both everyday living and entertaining. The well-appointed kitchen provides ample storage and workspace, with easy access to the rear garden.

To the first floor are three good-sized bedrooms, all served by a modern family bathroom.

Externally, the property benefits from a private rear garden, providing an ideal setting for outdoor dining. In addition the property enjoys the benefit of a garage and garden room - ideal as a playroom or home office

## Situation

Situated in a sought-after residential location, this property is within easy reach of Warrender Primary School, Bishop Ramsey Church of England School, Coteford Infant School and Lady Bankes Primary School, making it an excellent choice for families. Excellent transport links include Ruislip Station and Ruislip Manor Station, providing Metropolitan and Piccadilly line services into Central London, along with nearby bus routes and convenient access to the A40, M40 and M25. Residents also benefit from the excellent selection of shops, cafés, restaurants and supermarkets available in Ruislip High Street and Ruislip Manor, all within easy reach.



**Warrender Way, Ruislip, HA4**  
Approximate Area = 1304 sq ft / 121.1 sq m  
Outbuilding = 368 sq ft / 34.2 sq m  
Total = 1672 sq ft / 155.3 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.

**ALLDAY & MILLER**  
estate agents

## A map of the Warrender Park area in Glasgow. A green pin marks the location of the Highgrove Pool and Fitness Centre, which is also labeled with a circular icon. The map shows several streets: Evelyn Ave, Eastcote Rd, The Ridgeway, Windmill Hill, Hawthrey Dr, Myrtle Ave, and Park Way. The River Pinn is visible at the top left. Green areas represent parks, including Warrender Park. The Google logo is in the bottom left, and 'Map data ©2026' is in the bottom right.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 65      | 81        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |

**England & Wales**

EU Directive  
2002/91/EC

**England & Wales**

EU Directive  
2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.