

Manor Gardens
Ruislip, HA4

Asking Price: £800,000

KEARNS
RESIDENTIAL







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- Three bedrooms
- Contemporary bathroom accommodation
- Bright open-plan living and dining space with modern kitchen
- Off-street parking
- Excellent transport links
- Favourable location near amenities
- Private rear garden

This thoughtfully designed home presents a blend of modern finishes and classic layout. Inside, you will find a bright and spacious open plan living and dining area, complemented by a well-equipped kitchen designed for both everyday living and entertaining. The ground floor further benefits from practical storage and a downstairs WC.

The property offers three generous bedrooms and well-appointed bathrooms providing comfortable accommodation for a family or professionals.

Externally, the home is approached via off-street parking and a well-maintained front facade, while the architecture combines traditional proportions with contemporary styling to appeal to a broad range of buyers.

Situation

Situated in the highly sought-after Manor Gardens in South Ruislip, the property enjoys excellent transport links, including quick access to the South Ruislip station (Central Line & Chiltern Railways) and convenient links to the A40/M40 for motorists. The local neighbourhood offers a rich choice of amenities including high-performing schools, parks and shops within easy reach, making it an ideal location for commuting, family life and social convenience.

Outside

At the rear, the property boasts a private and manageable garden which provides an outdoor extension of the living space. It is enclosed for added privacy, features a patio area for al-fresco dining and relaxation, and is complemented by a lawned section for children or pets. This low-maintenance yet versatile outdoor space enhances the overall appeal of the home and creates a peaceful retreat after a busy day.

Important Information

Local Authority: London Borough of Hillingdon
Council Tax: E

Disclaimer

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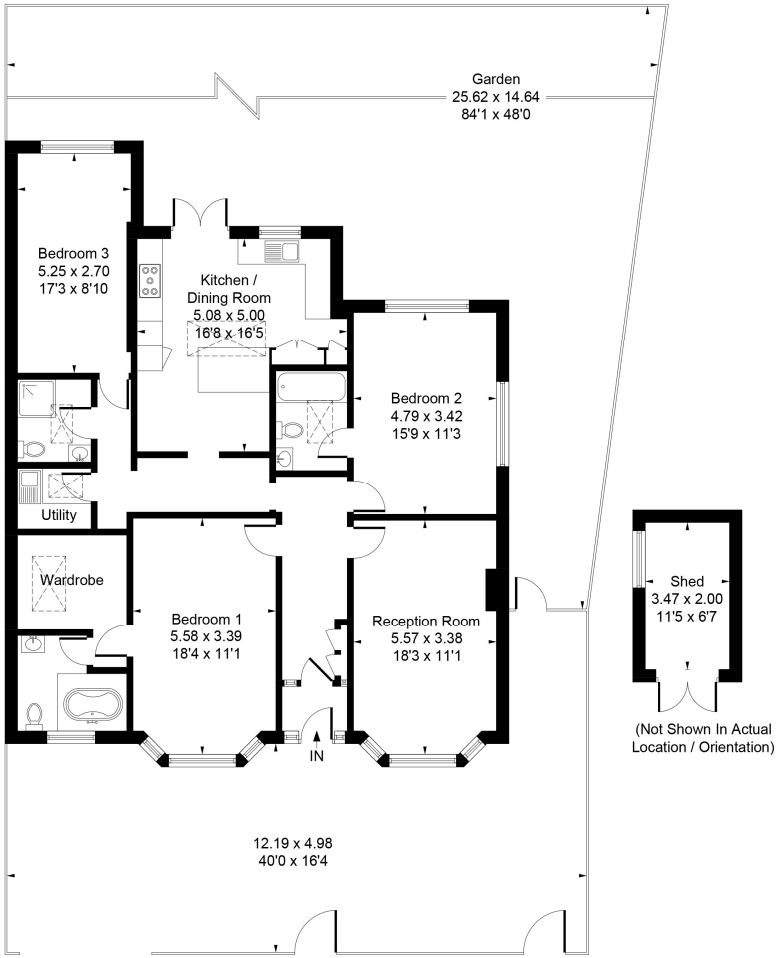






Floor Plan

Approximate Gross Internal Area = 134.92 sq m / 1452 sq ft
Shed = 7.00 sq m / 75 sq ft
Total = 141.92 sq m / 1527 sq ft

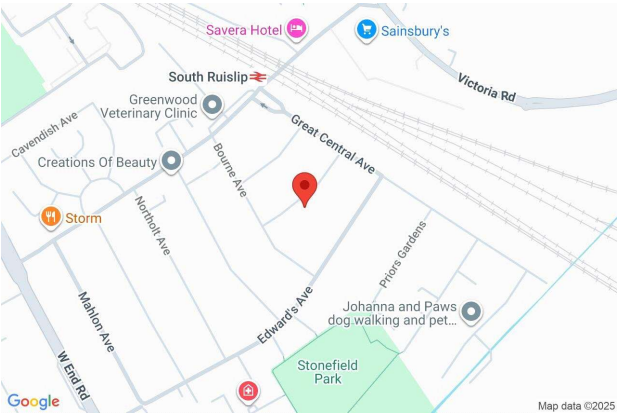


(Not Shown In Actual Location / Orientation)

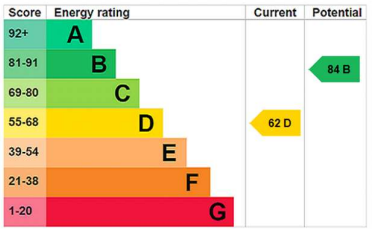
Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Area Map



Energy Performance Graph



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