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

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- Semi-Detached House
- Extended To Rear
- 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.

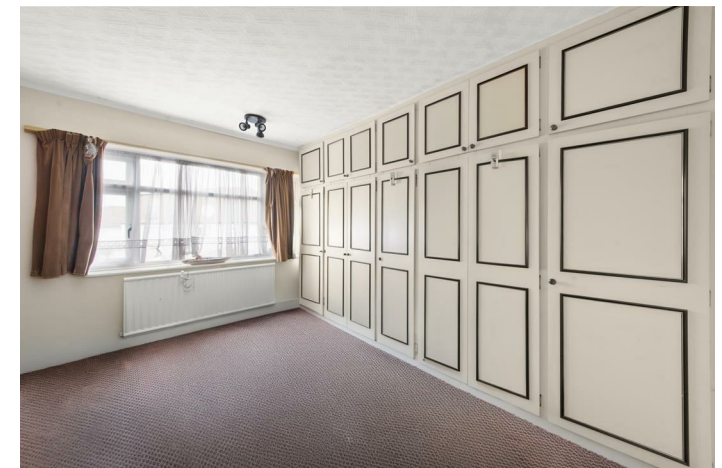
The ground floor comprises a welcoming reception room, a convenient WC, and a spacious open-plan family/dining room, creating the perfect space for both everyday living and entertaining. The well-appointed kitchen provides ample storage and workspace, with easy access to the rear garden.

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.

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.

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A map of the Warrender Park area in Glasgow. The map shows several roads: River Pinn (top left), Evelyn Ave, Eastcote Rd, The Ridgeway, Windmill Hill, Hawtrey Dr, Myrtle Ave, and Park Way. A green pin is located on Eastcote Rd. To the right of the pin is a blue circular icon with a white dot, labeled 'Highgrove Pool and Fitness Centre'. Below this icon is a green area labeled 'Warrender Park'. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

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 65	Potential 81	<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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