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Harwell Close, Ruislip, HA4 7EA
£960,000

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- Modern Detached House
- Under Floor Heating
- Downstairs W/c
- Walk In Wardrobe
- Exquisite Condition
- Four / Five Double Bedrooms
- South Facing Rear Garden
- En-Suite To Master Bedroom
- Located On A Private Road
- Walking Distance To Train Stations & Shops

Description

This beautifully presented and generously proportioned home offers the perfect blend of modern living and versatile space.

Upon entering, you are welcomed by a bright and inviting entrance hall leading through to a kitchen/dining room. The ground floor also benefits from a separate dining room and a comfortable reception room, providing ample space for relaxation, a downstairs bedroom/office, a downstairs WC and a practical utility room.

To the first floor, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with en-suite. The remaining bedrooms are served by a modern family bathroom. A useful loft room completes the second floor.

Externally, the property benefits from a front driveway providing off-road parking, while to the rear is a private garden, perfect for outdoor dining and enjoyment.

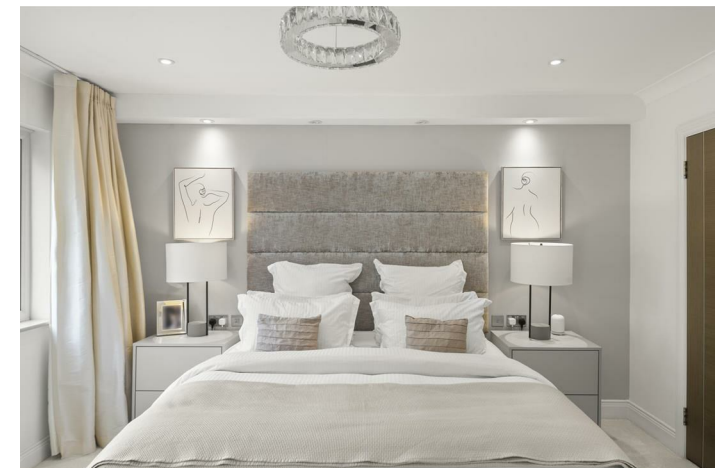
Situation

Harwell Close is a peaceful and highly sought-after residential cul-de-sac, ideally located in the heart of Ruislip. The area is particularly popular with families, benefiting from a range of well-regarded local schools, including Lady Bankes Primary School, Whiteheath Junior School, and Bishop Ramsey Church of England School.

Commuters are well catered for, with excellent transport links nearby. West Ruislip, Ruislip Manor, and Ruislip stations provide access to the Central, Chiltern, Metropolitan, and Piccadilly lines, offering swift and convenient connections into Central London and beyond.

Residents also enjoy easy access to Ruislip High Street, home to a diverse selection of shops, supermarkets, cafés, restaurants, and essential amenities, ensuring all day-to-day needs are within reach.

For those who appreciate the outdoors, the property is surrounded by attractive green spaces, including the scenic Ruislip Woods National Nature Reserve and the ever-popular Ruislip Lido, perfect for leisure, recreation, and relaxation.



Harwell Close, Ruislip, HA4

Approximate Area (Excluding Void) = 1674 sq ft / 155.5 sq m
Loft Room & Eaves = 374 sq ft / 34.7 sq m
Total = 2048 sq ft / 190.2 sq m
For identification only - Not to scale

Ground Floor

Garden
10.51 x 10.25
34'6 x 33'8

Reception Room
4.94 x 3.91
16'2 x 12'10

Dining Room
3.20 x 2.88
10'6 x 9'5

Kitchen / Dining Room
3.61 min x 2.86 max
11'10 x 9'5

Office / Bedroom
4.58 max x 2.57 max
15'0 x 8'5

Entrance Hall
5.20 max x 4.91 max
17'1 x 16'1

Utility
2.65 x 2.17
8'8 x 7'1

Up

Down

10.51 x 8.05
34'6 x 26'5

First Floor

Bedroom
4.02 x 2.98
13'2 x 9'9

Bedroom
3.27 max x 3.00 max
10'9 x 9'10

Bedroom
2.85 x 2.59
9'4 x 8'6

Bedroom
4.45 max x 3.96 max
14'7 x 13'0

Void

Down

Loft

Loft Room
4.93 max x 3.92 min
16'2 x 12'10

Eaves
3.92 x 3.65
12'10 x 12'0

Down

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 West Ruislip area. A green pin is located on Ickenham Rd. Other roads shown include Manor Rd, Sharps Ln, Wood Ln, Chichester A, and Aylsham Dr. The station name 'West Ruislip' is visible with its logo. The map is credited to Google and has data from 2026.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	77	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	77	81
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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