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Clyfford Road, Ruislip, HA4 6PR
£575,000

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- Three Bedrooms
- No Chain
- Family Bathroom
- Good Condition Throughout
- Semi-Detached
- Garage
- Off Street Parking
- Close To Station & Schools

Description

This stunning family home offers a perfect blend of space and modern living. As you step inside, you are welcomed by a generous reception room that provides an inviting atmosphere for relaxation. The ground floor also features a convenient downstairs bathroom and WC, a dining room and a fitted kitchen.

Rising to the first floor, you will find three well proportioned bedrooms.

Outside, the property boasts a charming front garden. The private rear garden is mainly laid to lawn, providing a perfect space for outdoor dining and entertainment. Additionally, there is convenient access to the garage, offering ample storage or potential for a workshop.

Situation

Clyfford 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.



Clyfford Road, Ruislip, HA4
Approximate Area = 960 sq ft / 89.2 sq m
Garage = 250 sq ft / 23.2 sq m
Total = 1210 sq ft / 112.4 sq m
For identification only - Not to scale

Ground Floor

Garage
8.31 x 2.72
27'3 x 8'11

Garden
13.94 x 6.67
45'9 x 21'11

Kitchen
3.63 x 3.05
11'11 x 10'0

Dining Room
3.43 x 2.57
11'3 x 8'5

Reception Room
4.70 max x
3.40 max
15'5 x 11'2

7.78 x 5.67
25'6 x 18'7

First Floor

Bedroom
2.57 max x
2.44 max
8'5 x 8'0

Bedroom
3.73 max x
2.67 max
12'3 x 8'9

Bedroom
5.23 max x 3.86 max
17'2 x 12'8

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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estate agents

A map of the Ruislip Gardens area. The map shows a residential street layout with Bedford Rd and Clyfford Rd. A green location pin is placed on Clyfford Rd, near the intersection with Bedford Rd. To the left of the pin is a green icon of a Christmas tree with the text 'Ruislip Gardens'. Further left is a blue icon of a person with the text 'B Dance Academy'. A blue line representing the 'Yeading Brook' flows along the bottom of the map. The text 'RUISLIP GARDENS' is visible in the top right corner. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Energy Efficiency Rating	Current	Potential	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: 62	Potential: 86	<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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