

Pembroke Road

Ruislip • Middlesex • HA4 8NQ

Guide Price: £1,175,000



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est 1986

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Situated on the ever-popular Pembroke Road in Ruislip, this impressive detached family home offers spacious and versatile accommodation just a short walk from Ruislip High Street and the tube station. The property features multiple reception rooms, including a bay fronted sitting room, a separate living room and dining room with underfloor heating throughout, along with a generous kitchen and breakfast room, utility area and study, providing flexible space ideal for modern family living and home working. Upstairs, four well proportioned bedrooms are served by family bathroom facilities.

Externally, the home benefits from an attractive carriage driveway providing ample off street parking, while to the rear there is a large private garden perfect for outdoor entertaining and family enjoyment. A substantial garden studio with its own facilities offers excellent versatility, ideal for use as a home office, gym, creative space or guest accommodation, completing this superb home in a highly sought after location.

Detached house

Four bedrooms

Living room & dining room

Sitting room

Kitchen

Study

Three bathrooms

New boiler

Outhouse

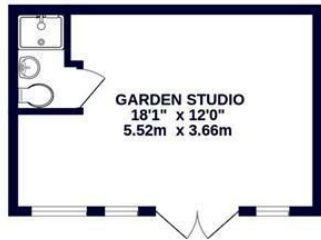
Carriage driveway

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

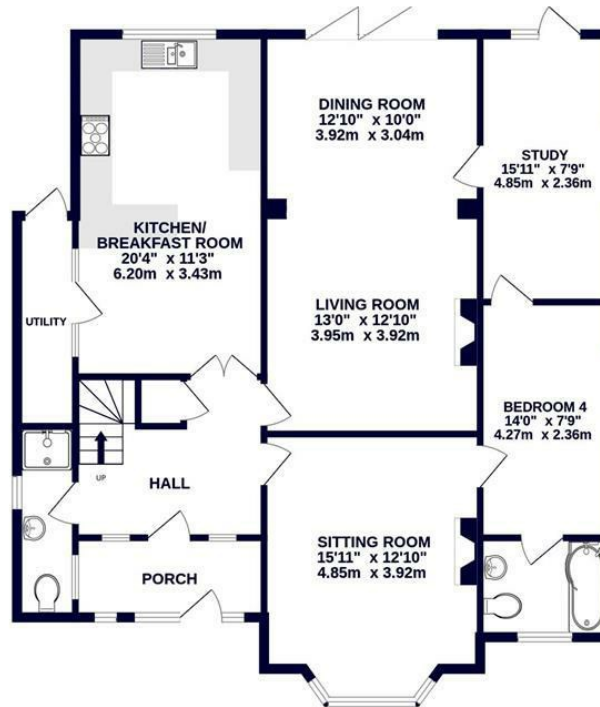




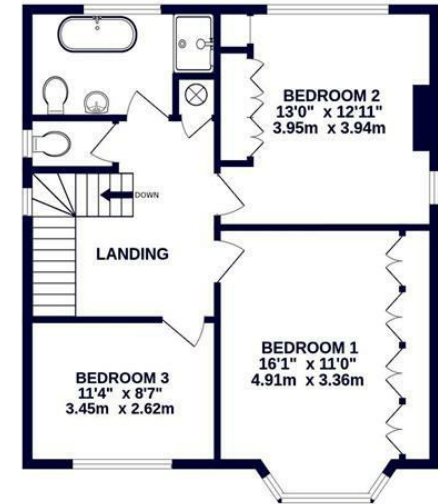
OUTBUILDING
217 sq.ft. (20.2 sq.m.) approx.



GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Energy efficient - lower running costs	Costs
A	83
B	
C	
D	63
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.