



### 5 bed detached bungalow to buy

West End Road, Ruislip, Middlesex, HA4 6RD

**£650,000** Starting Bid

🏠 x 5 🚿 x 3 🚻 x 1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ CHAIN FREE
- ✓ DETACHED BUNGALOW
- ✓ FIVE BEDROOMS
- ✓ THREE BATHROOMS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £650,000. Situated on the ever-popular West End Road, this fully renovated and extended detached bungalow offers spacious and versatile accommodation in a highly convenient location, just a short walk from South Ruislip Station. Offered to the market chain free, the property has been thoughtfully updated throughout and is ideal for families, downsizers, or buyers seeking flexible living space in a prime Ruislip location. The accommodation comprises a bright and welcoming reception/dining room with an open-plan kitchen area, creating an excellent space for both everyday living and entertaining. The property benefits from five bedrooms, including two first-floor bedrooms and three bedrooms to the ground floor, offering flexibility for home working, guest accommodation, or multigenerational living. There are also modern bathroom facilities arranged across both floors. To the rear, the property enjoys a private garden extending approximately 72ft, providing ample outdoor space for relaxing, entertaining, or family use. Further benefits include off-street parking, detached bungalow appeal, modern interiors throughout, and excellent transport links nearby. South Ruislip Station (Central Line & Chiltern Railways) is within walking distance, offering convenient access into Central London and beyond. The area is also well served by local shops, amenities, parks, and highly regarded schools.

Description - Accessed via a covered porch, the property opens into a central hallway that provides access to all main rooms, allowing for a clean and straightforward reconfiguration if desired. To the left of the entrance, there's a generously sized double bedroom (12'5" x 11'10") with a bay window—ideal for retaining character features or redesigning as a principal suite. Opposite this, to the right side of the hall, is the second double bedroom (11'5" x 11'1")—well-sized and suitable as a guest room, office, or potential en-suite conversion. At the end of the hallway, you'll find the living room (14'11" x 12'7"), currently the largest reception space. This room benefits from large windows and direct access into the lean-to, which spans the rear of the property. The lean-to offers clear scope for full demolition or rebuild, subject to planning, to create a more substantial rear extension or open-plan kitchen/living area. The kitchen (7'7" x 7'5"), though currently compact, is well-located adjacent to both the bathroom and the lean-to, offering excellent potential for reconfiguration into a larger, modern kitchen-diner. The bathroom sits off the hallway, next to the kitchen, and could be easily upgraded or repositioned depending on a developer's replan. The existing layout provides a clear and adaptable footprint. With approx. 722 sq. ft. (67.1 sq. m.) of internal space, the property is ideal for: Full , Rear extension, Loft conversion (subject to planning and structural feasibility), Garden redesign. The separation of bedrooms from living areas makes this property particularly suitable for modern open-plan conversion while retaining two double bedrooms.

Outside - To the front there is off street parking via driveway. To the rear a garden (0.11 acre plot) mostly laid to lawn with patio area to the front.

Situation - Positioned on the desirable West End Road, the property is within easy reach of South Ruislip's amenities, popular schools, and convenient transport links, including South Ruislip and Ruislip Gardens stations. This location offers a perfect balance between suburban tranquillity and urban accessibility.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £650,000

Property Type: Detached Bungalow

Parking: Off Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

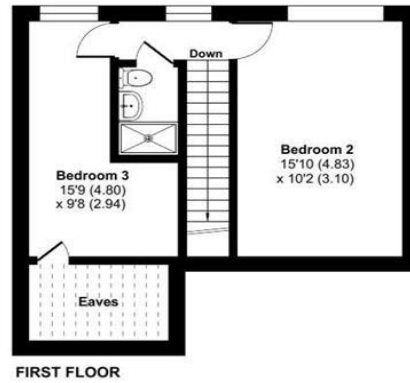
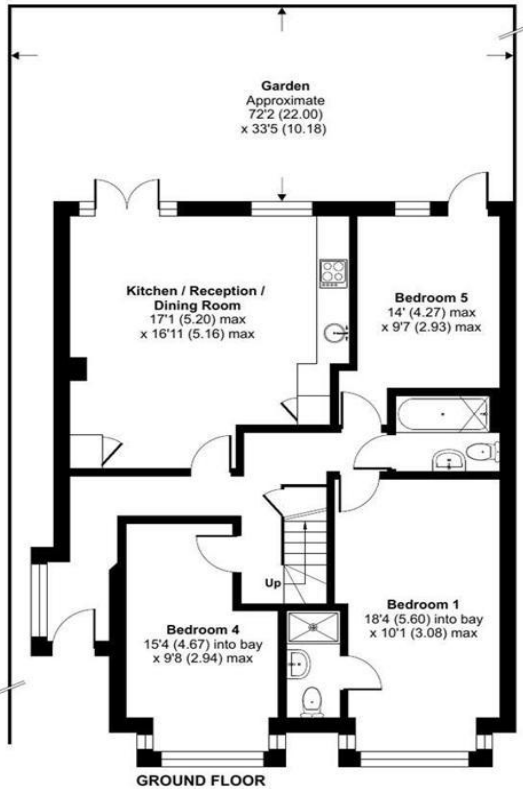
Mobile signal coverage: Good

# West End Road, Ruislip, HA4

Approximate Area = 1269 sq ft / 117.8 sq m  
 Limited Use Area(s) = 49 sq ft / 4.5 sq m  
 Total = 1318 sq ft / 122.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Coopers. REF: 1456315

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
 london@pattinson.co.uk, www.pattinson.co.uk**

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