



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



332 Victoria Road, Ruislip, Greater London. HA4 0DR.

£675,000 Freehold

Welcome to this stunning four-bedroom terraced home, nestled in a prime location near Ruislip Manor, Ruislip Gardens, and South Ruislip Tube Stations. Situated next door to a secluded playground and park, this property is in superb condition throughout, making it the perfect family home.

Step inside and be greeted by an inviting Victorian mosaic tile path and entrance porch leading you into the inner hallway. The spacious 14'7 x 12' front reception room welcomes you with a beautiful bay-fronted window adorned with venetian fitted blinds. Flowing seamlessly from the front reception is the 14'5 x 11' middle reception, creating an airy, semi-open plan space ideal for entertaining. As you continue, discover the impressive 17'9 x 13'6 kitchen/dining area, with bi-fold doors leading out to the garden area. There are two large Velux windows allowing for plenty of natural light, perfect for enjoying family meals or hosting gatherings. Plus, stay comfortable year-round with underfloor heating and electronically operated Velux windows, ensuring a pleasant atmosphere even on the hottest summer days.

The modern kitchen features ample storage, soft-close drawers, integrated dishwasher/washing machine, and a convenient centre island, ideal for families. Completing the ground floor is a large shower room with underfloor heating, adding a touch of comfort to your daily routine.

Venture upstairs to find three generously sized bedrooms and a family bathroom. The largest bedroom boasts another charming bay-fronted window, while the top floor offers a remarkable



bedroom with French doors opening to the rear, three Velux windows, and its own large ensuite shower with underfloor heating.

Outside, enjoy a well sculpted front garden providing privacy from the road, while the rear garden features a decking area, perfect for al fresco dining, and provides access to a secure service road leading to the garage.

Situated in a highly sought-after area, this home is conveniently located near an array of restaurants, shops, supermarkets, cafes, and cinema in Ruislip Manor and South Ruislip. Commuters will appreciate easy access to transportation options, including the Metropolitan, Piccadilly and Central Line and the Chiltern Line. Plus, for motorists, the A40/Western Avenue offers swift access to Central London and airport (London Heathrow).

With its ideal location and proximity to top-rated schools, (Ruislip High, Ofsted rated Outstanding December 2023) this property offers the perfect blend of comfort, convenience, and luxury living. Don't miss your chance to make this dream home yours!



#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



20 Market Place  
Chalfont St Peter Buckinghamshire SL9 9EA

Tel: 01753 480060  
csp@hklhome.co.uk

# 332 Victoria Road

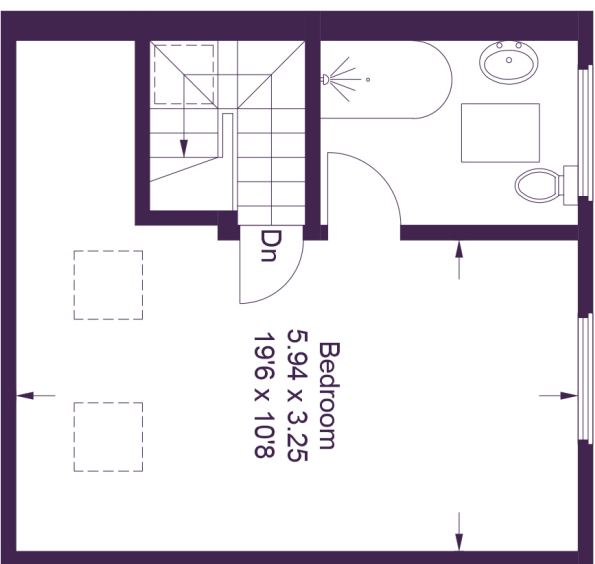
Approximate Gross Internal Area

Ground Floor = 66.2 sq m / 712 sq ft

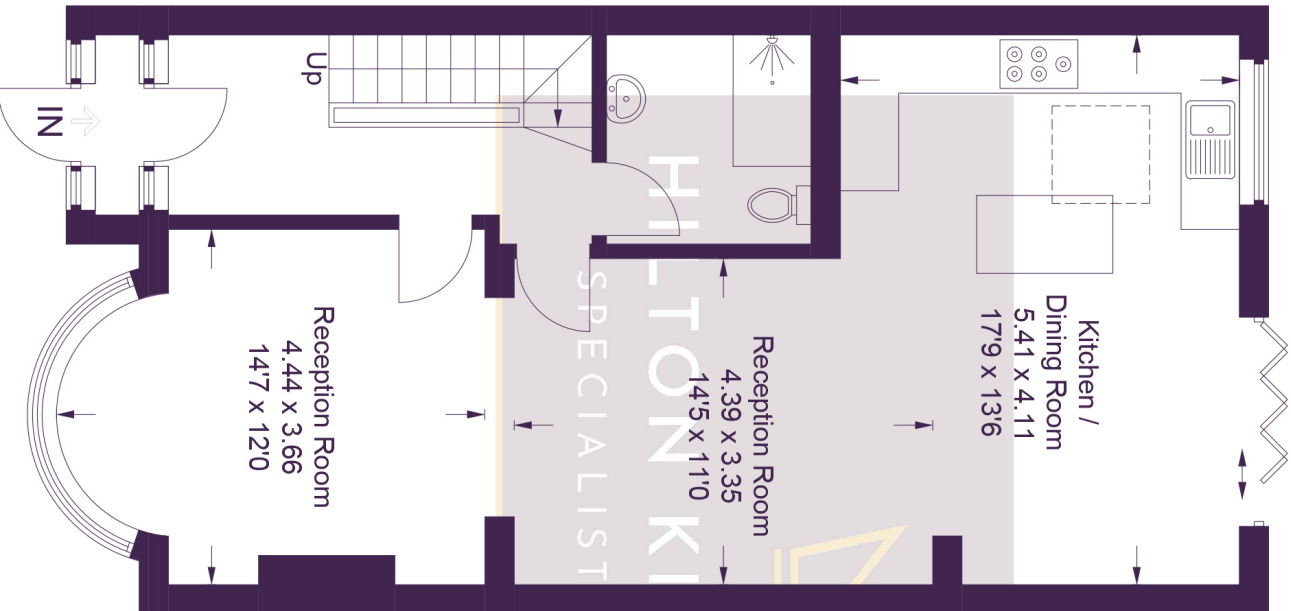
First Floor = 47.1 sq m / 507 sq ft

Second Floor = 30.3 sq m / 326 sq ft

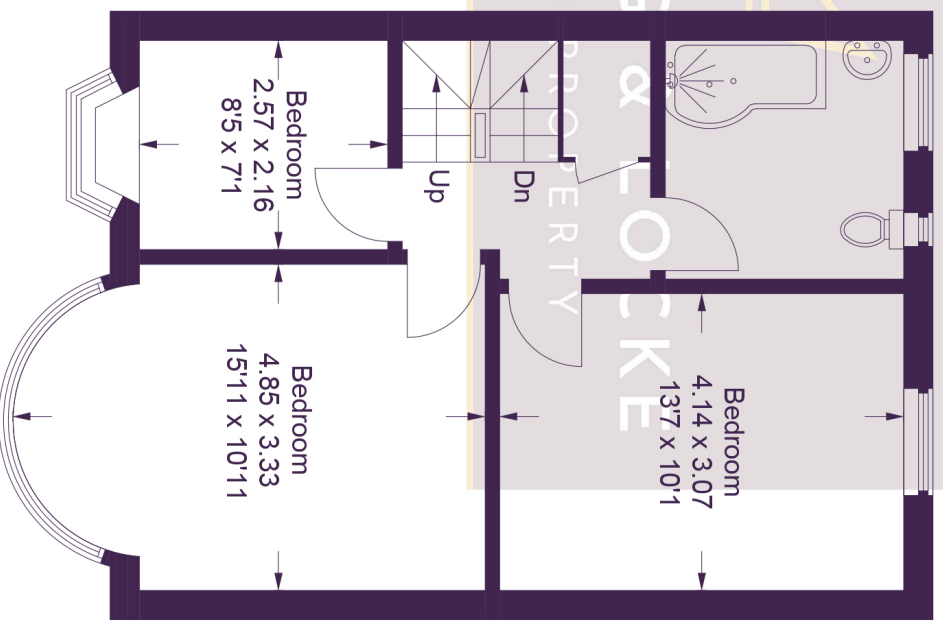
Total = 143.6 sq m / 1,545 sq ft



## Second Floor



## Ground Floor



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Hilton King & Locke