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Lime Grove, Ruislip, HA4 8RL
£900,000





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- Four Bedroom Detached Home
- Large Rear Garden
- 2404 Sq Ft / 223 Sq M
- Private Driveway For Multiple Cars
- Walking Distance to Eastcote & Ruislip Manor Station
- Planning Permission Granted Two Detached Properties (attached)
- Spacious Loft Room
- Planning Reference 27575/APP/2024/790
- Nearby to Highly Regarded Schools
- Extended to The Ground Floor

Description

This generously proportioned family home offers versatile accommodation across three floors, making it ideal for modern family living.

The ground floor features an inviting reception room, a separate study, a convenient downstairs WC, and a dining room. The heart of the home is the impressive open-plan kitchen/family room, providing an excellent space for everyday living and entertaining, complemented by a separate utility room.

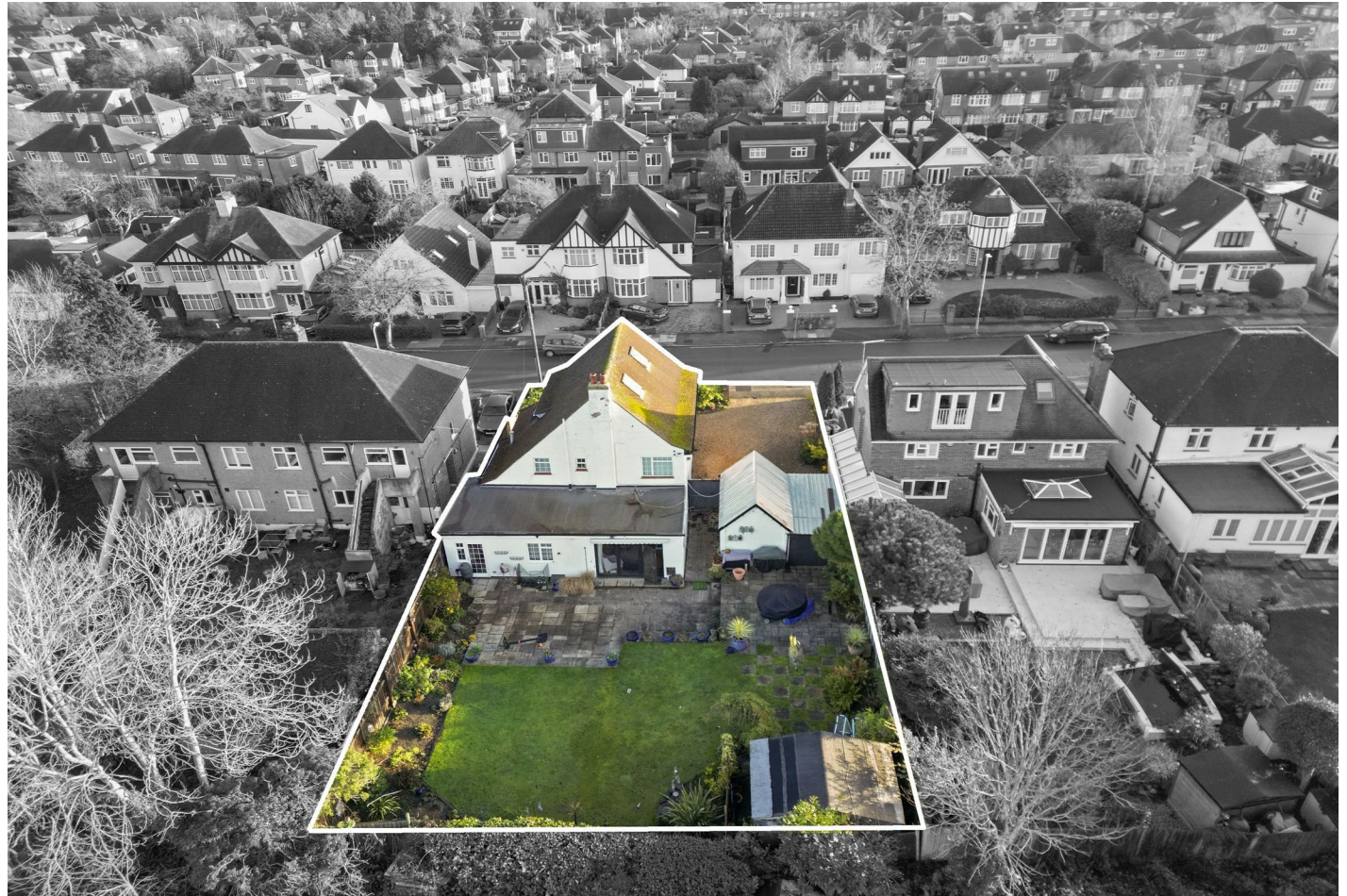
On the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom serving the remaining bedrooms.

The second floor boasts a spacious loft room.

Externally, the property benefits from a private driveway providing off-road parking, and a private rear garden, perfect for relaxing and outdoor entertaining.

Situation

Lime Grove is a quiet tree lined residential road and is a highly sought after location, where property rarely comes to the market. It is a short stroll to Eastcote and Ruislip Manor shops, trendy eateries and transport options. Commuters are well suited with London Underground stations in the area, Eastcote station (Metropolitan/Piccadilly) is a short walk away whilst South Ruislip Station - a mile away is serviced by both Central line tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools including BWI, Newnham, Coteford Infant & Juniors and Bishop Ramsey. Nearby leisure facilities include Highgrove, Ruislip Golf course and bowling green.



Lime Grove, HA4

Approximate Area = 1899 sq ft / 176.4 sq m
Loft = 243 sq ft / 22.6 sq m
Garages = 262 sq ft / 24.3 sq m
Total (Excluding Eaves) = 2404 sq ft / 223.3 sq m
For identification only - Not to scale

Ground Floor

Garage 4.91 x 2.45 16'1" x 8'0"

Garage 4.91 x 2.02 16'1" x 6'8"

Reception Room 8.64 max x 4.57 max 28'4" x 15'0"

Dining Room 4.12 max x 3.98 max 13'6" x 13'1"

Kitchen / Family Room 8.09 max x 4.21 max 26'7" x 13'10"

Utility 3.59 max x 1.59 max 11'9" x 5'3"

Study 3.53 x 1.92 11'7" x 6'4"

Up

Extends To 7.00 x 23'0"

First Floor

Bedroom 3.95 x 2.67 13'0" x 8'9"

2.91 x 2.80 9'7" x 9'2"

Bedroom 4.35 x 3.08 14'3" x 10'1"

Bedroom 3.15 max x 2.43 max 10'4" x 8'0"

Up

Dn

Eaves

Loft

Loft Room 2.71 max x 2.58 max 25'4" x 8'6"

Dn

CH 8'6" (2.62)

CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0"

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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A map showing the location of Highgrove Park and Fitness Centre. The map includes labels for 'Highgrove Park and Fitness Centre', 'Warrender Park', 'Field End Rd', 'Myrtle Ave', 'Elm Ave', and 'Hawtrey Dr.'. A green pin marks the location of the fitness centre, and a green shaded area represents Warrender Park. The Google logo is visible in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

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>		75	<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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