



31 Grosvenor Vale, Ruislip
Ruislip

Guide Price **£750,000**



31 Grosvenor Vale

Ruislip

Spacious three bed home in sought-after Ruislip location. Features flexible living areas, conservatory, parking, scope to extend (STPP), near schools, shops, and transport. No onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No chain
- Interconnecting reception rooms, conservatory and separate dining room
- Three bedrooms
- Gated off Street Parking and space for a garage (STPP)
- Secluded rear garden
- Considerable scope for extension (STPP)
- Close to Ruislip and Ruislip Manor High Streets
- Excellent location for local rail and bus connections
- Popular schools, including Sacred Heart Primary School and Ruislip High School, nearby



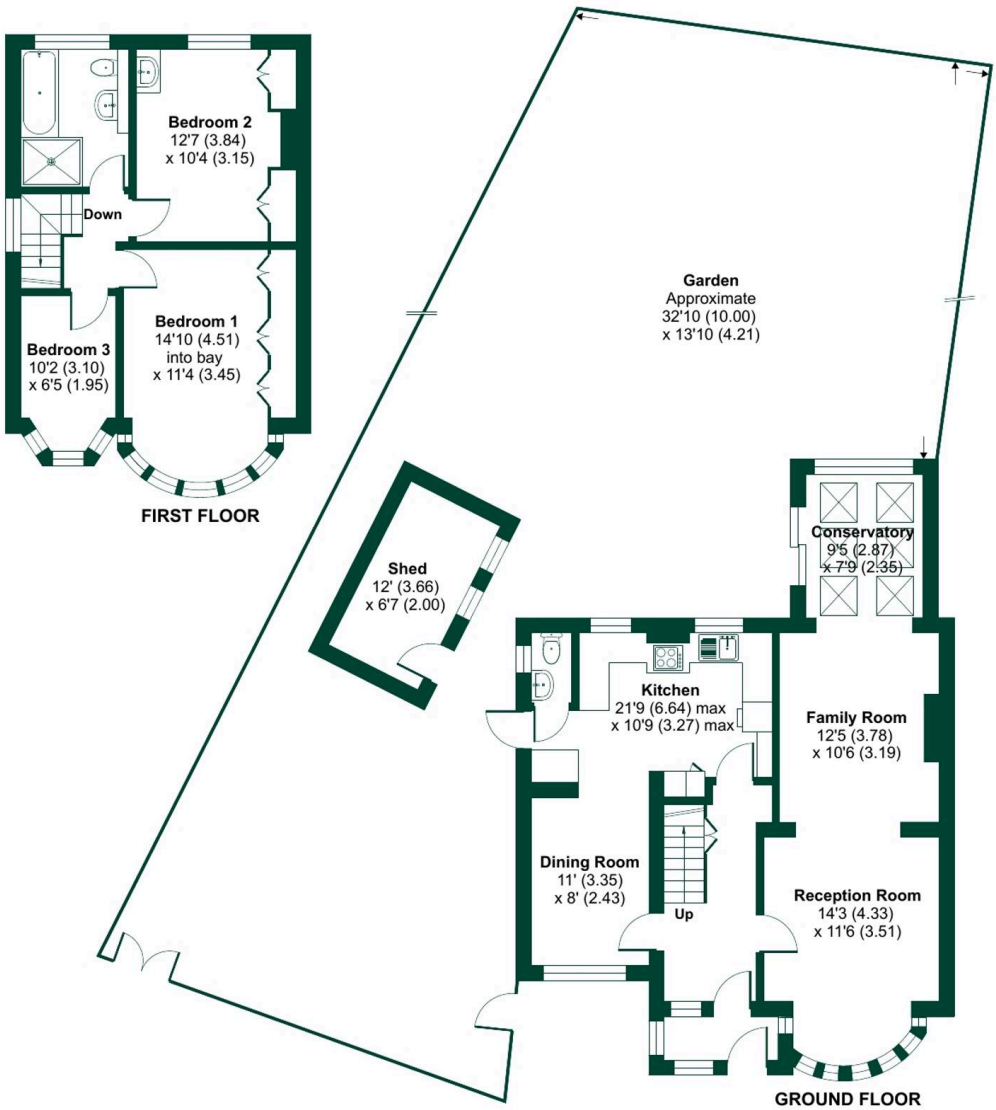
Grosvenor Vale, Ruislip, HA4

Approximate Area = 1240 sq ft / 115.1 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1319 sq ft / 122.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Sam Robbins Estate Agents Ltd. REF: 1463909

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