

Evelyn Avenue

Ruislip • Middlesex • HA4 8AH

Guide Price: £1,250,000



coopers
est 1986

Evelyn Avenue

Ruislip • Middlesex • HA4 8AH

A substantial four bedroom, detached family home located on a sought after tree lined road in North Ruislip. Situated close to Kings College Playing Fields and Ruislip Woods, Ruislip High Street is a short walk away with its array of shops and selection of restaurants.

Ruislip Train Station with its Metropolitan/Piccadilly Line can be found at the end of the high street.

Stunning detached home

Set on one of Ruislips sought after roads

Three reception rooms

Three bathrooms

Four double bedrooms

Open plan kitchen/dining area

Separate utility room and study

Ground floor guest cloakroom w.c

Garage to the rear

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.





Directions

From our office on Ruislip High Street proceed left to the mini roundabout and turn right onto Eastcote Road. Take your second left onto Pinn Way and Evelyn Avenue is the first turning on your right.

Situation

Evelyn Avenue is a sought after tree lined road in North Ruislip situated close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops including Marks & Spencer, Waitrose and a selection of restaurants including The Duck House, Café Rouge, Pizza Express and Zaza. Ruislip Train Station with its Metropolitan/Piccadilly lines can be found at the end of the high street. There are also a number of bus routes towards Ickenham, Uxbridge, Northwood and Eastcote nearby. Evelyn Avenue is also located within easy access to a number of popular schools including Whiteheath Nursery, Infants and Juniors and Bishop Ramsey Church of England Secondary School.

Description

A stunning, detached family residence offering accommodation in excess of 2250 sq. ft. Finished to an exceptionally high standard throughout the property offers the required specifications for a modern and comfortable lifestyle. Upon accessing the property there is a welcoming entrance hall. To the right side of the house and to the front aspect is a reception room with both a fireplace and large window. Moving through the house there is a second reception room leading through to the open plan kitchen/diner which is to the rear of the property. The 'L' shaped kitchen offers a wealth of space with ample storage room, worktop room, appliance space and both a breakfast bar area and a separate space for a family dining table and chairs. Modern Bi - folding doors maximise the space of the room and open to the garden directly onto the patio area. From the kitchen there is access to a separate utility room. Furthermore and also to the front aspect of the house is a well proportioned study room. To the rear is a spacious reception room with access to the garden via double doors. Completing the ground floor is a guest w.c cloakroom. Stairs rise to the first floor from the hallway and lead to the landing area. There are four impressive double bedrooms one of which has an en suite shower room and there is a luxury family bathroom.

This home offers a wonderful opportunity to live in one of Ruislips premier roads in a home that will immediately impress with both its style and character.

Outside

To the front of the house and leading up to the property is a driveway with space for multiple vehicles. There is also a beautifully maintained garden area to one side, laid to lawn and with a selection of shrubbery and plants. To the rear there is a garage and a most superb garden with an expansive lawned area and patio space all of which is perfectly secluded.



Schools:

Warrender Primary School 0.2 miles
Coteford Infant School 0.6 miles
Bishop Ramsey Church of England School 0.5 miles



Train:

Ruislip Manor 0.4 miles
Ruislip 0.5 miles
Eastcote 0.9 miles



Car:

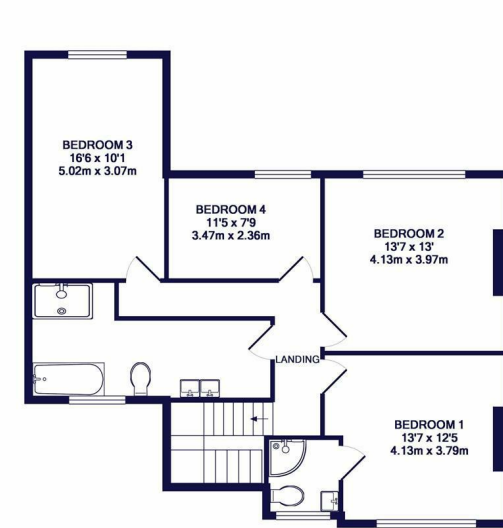
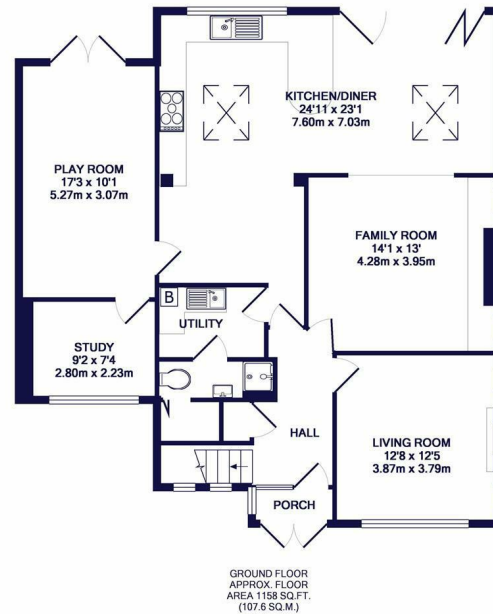
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 62017

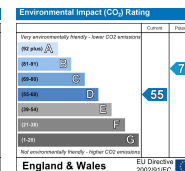
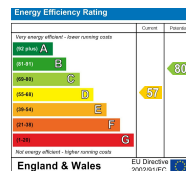
coopers
est 1986

01895 625 625

126-128 High Street, Ruislip,
Middlesex, HA4 8LL

ruislip@coopersresidential.co.uk

CoopersResidential.co.uk



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.