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& MILLER



Edwards Avenue, Ruislip, HA4 6UP  
£895,000

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**£895,000**

- Four Double Bedrooms
- Good Condition Throughout
- Scope for Further Extensions (STPP)
- A Stones Throw from South Ruislip Station
- Sought After Location
- Three Bathrooms
- Large Space to the Side
- Off Street Parking for Multiple Vehicles
- Close to Highly Regarded Schools
- 1929 sq ft

## Description

Versatile, spacious and presented in great condition throughout this property comprises of a welcoming entrance porch, downstairs WC & shower, family room flowing effortlessly into the reception room which leads into the dining area and fitted kitchen, patio doors overlooking and providing access to the rear garden.

Rising to the first floor boasts four bedrooms (one with ensuite) and a family bathroom suite.

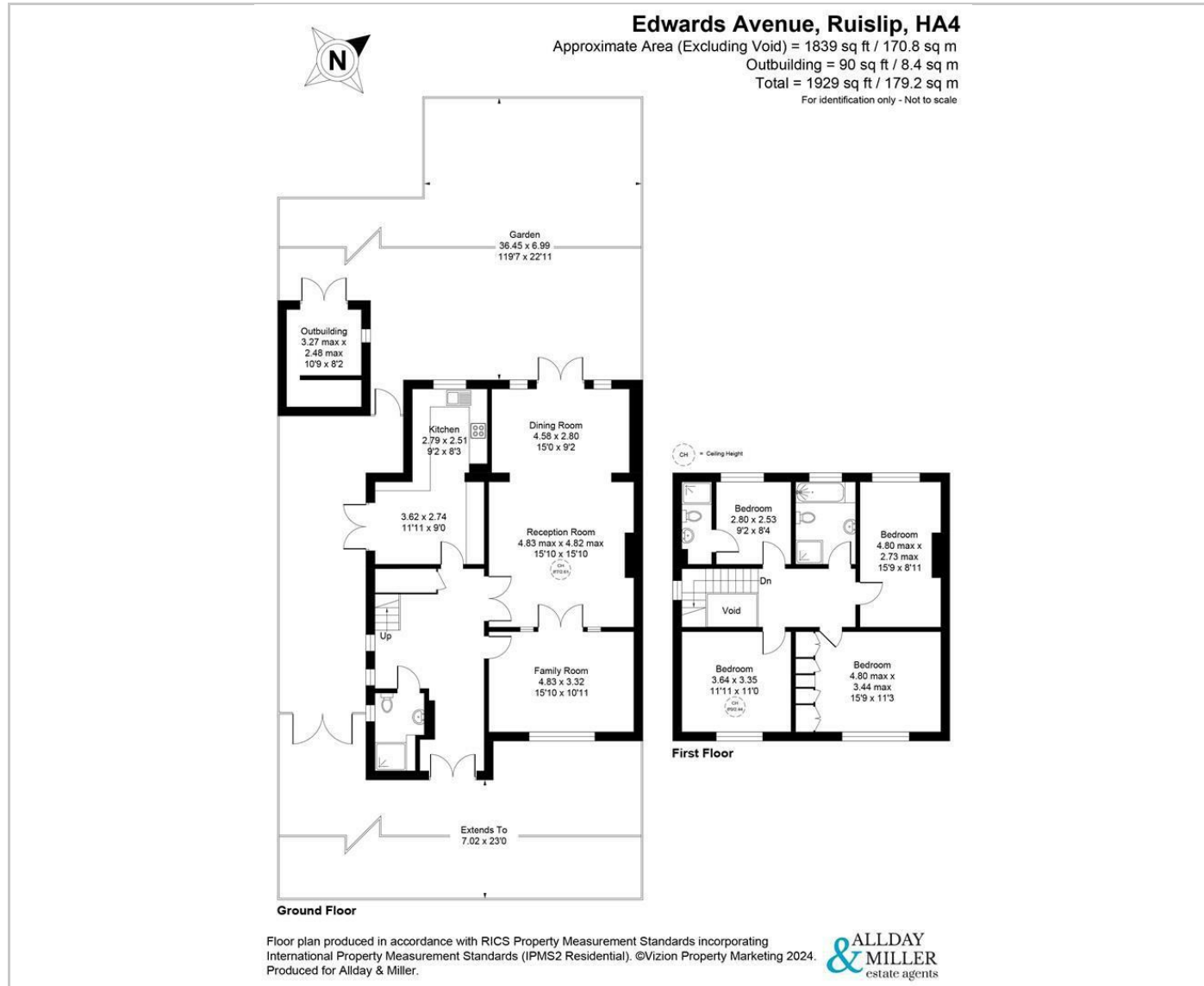
The front of the accommodation benefits from a large driveway creating space for multiple vehicles to park. To the rear a beautiful private garden with a lawn and patio area, also an outbuilding (giving ample of extra storage space).

## Situation

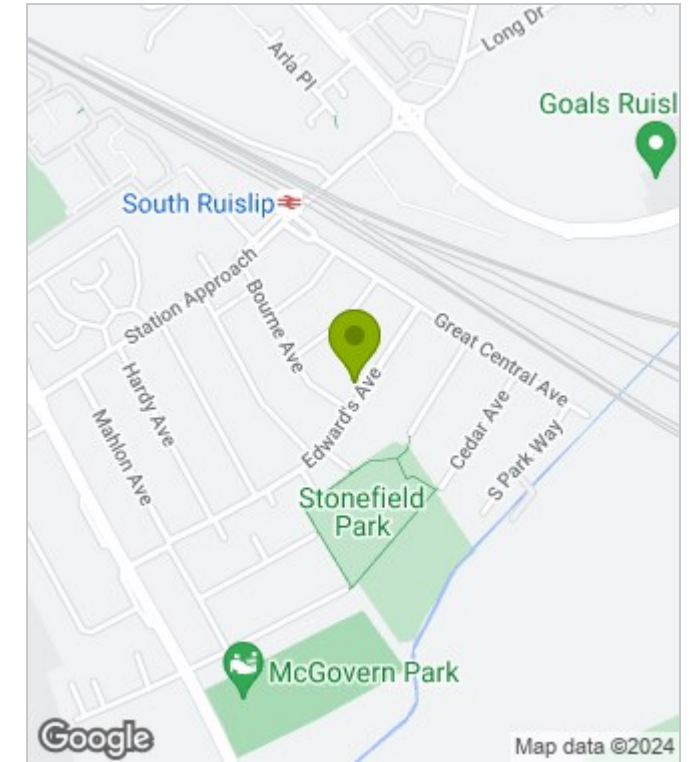
Edwards Avenue is a quiet residential road enjoying its setting close to parks and amenities at South Ruislip, Ruislip Manor and Eastcote. Local transport links are available from nearby South Ruislip train station offering the Central Line into London along with the National Rail service into London Marylebone. Ruislip Manor station is a short walk away and is useful for the Metropolitan/Piccadilly line providing reliable links into the City and West End. For the motorist the A40/M25 is nearby whilst for families, there are a number of highly regarded schools that cater for children of all ages within close proximity including St Swithin Wells, Ruislip High, Deanesfield Primary School and Queensmead Secondary School. There is a new development in South Ruislip which has both shops, restaurants and a cinema which is fantastic for families and couples alike.



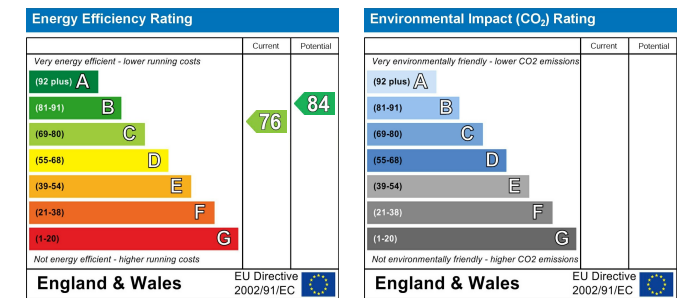
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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