



NEWNHAM AVENUE, EASTCOTE, RUISLIP, HA4 9RW

£650,000



A spacious three-bedroom semi-detached house located in a sought-after residential area close to Newnham School and within a 5-minute walk of Eastcote Metropolitan & Piccadilly Line Station.

No upward chain

This family home boasts two spacious reception rooms, providing ample living and entertaining space. The kitchen has been extended and has units at the base and eye level. Completing the ground floor is a guest cloakroom.

Upstairs there are three bedrooms, shower room and separate WC.

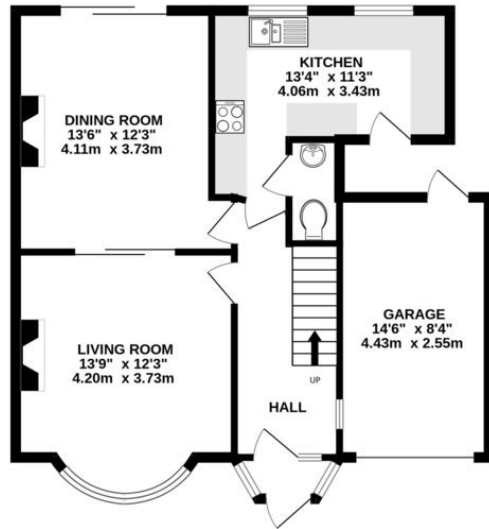
The generous garden offers a peaceful retreat, perfect for relaxation or hosting gatherings. Additionally, for those seeking potential to expand, subject to the necessary planning permissions, this property offers the opportunity to create further living space.

This property presents a blank canvas for the new owner to add their personal touch and create their dream home. With the added benefit of a garage accessed via its own private drive, parking is convenient and secure.

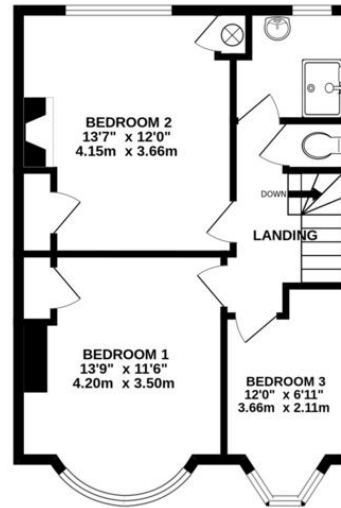
Its prime location means that amenities and the local tube station are just a short walk away, while highly regarded schools are also located within walking distance, making this property ideal for families.



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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