



Beech Avenue, Ruislip, HA4 8UQ



**NO UPPER CHAIN** – Located on the sought-after Beech Avenue in Ruislip Manor, this spacious detached two bedroom bungalow offers flexible living with fantastic potential to extend or develop subject to the usual planning constraints. The property features a large entrance hall, two double bedrooms, a bright lounge, two spacious bathrooms, and fitted kitchen. An attached garage presents an exciting opportunity to create a third bedroom or additional living space (subject to planning). Further benefits include off-street parking, gas central heating, and a private rear garden. This property is set in the heart of Ruislip Manor and a stones throw to Ruislip High Street and Eastcote High Street which all offer a good range of local shops, bus routes, restaurants and rail links (Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Banks Infant and Junior School and Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.





## ENTRANCE HALL

Side aspect double glazed door, radiator, doors to;

## DINING AREA

Side aspect double glazed window, radiator, leading to:

## LIVING ROOM

Front aspect double glazed window, side aspect double glazed window, electric fireplace, radiator.

## KITCHEN

Rear aspect double glazed window, rear aspect door to rear garden, part tiled walls, a range of base and eye level units, integrated oven, cooking stove with four gas rings, fridge/freezer, stainless steel sink with filter tap, space for washer/dryer and dishwasher.

## DOWNSTAIRS BEDROOM

Rear aspect double glazed windows, radiator.

## BATHROOM

Side aspect double glazed frosted windows, part tiled walls, wash hand basin, panel enclosed bathtub with mixer taps, low level w/c, radiator.

## LANDING

Velux window, door to:

## MASTER BEDROOM

Front aspect double glazed window, velux window, radiator, walk in wardrobe, door to:

## ENSUITE

Velux window, shower cubicle, wash hand basin incorporating vanity unit, low level w/c.

## GARDEN

Mainly laid to lawn, patio area, shed.

## GARAGE

Up and over door, light fixture.

## COUNCIL TAX

London Borough of Hillingdon -  
Band E - £2,386.24

N.B. WE RECOMMEND YOUR  
SOLICITOR VERIFIES THIS  
BEFORE EXCHANGE OF  
CONTRACTS.

## DISTANCE TO STATIONS

Ruislip Manor (0.5 Mile) -  
Metropolitan/Piccadilly  
Eastcote (0.5 Mile) -  
Metropolitan/Piccadilly  
Ruislip Gardens (1.4 Mile) -  
Central line

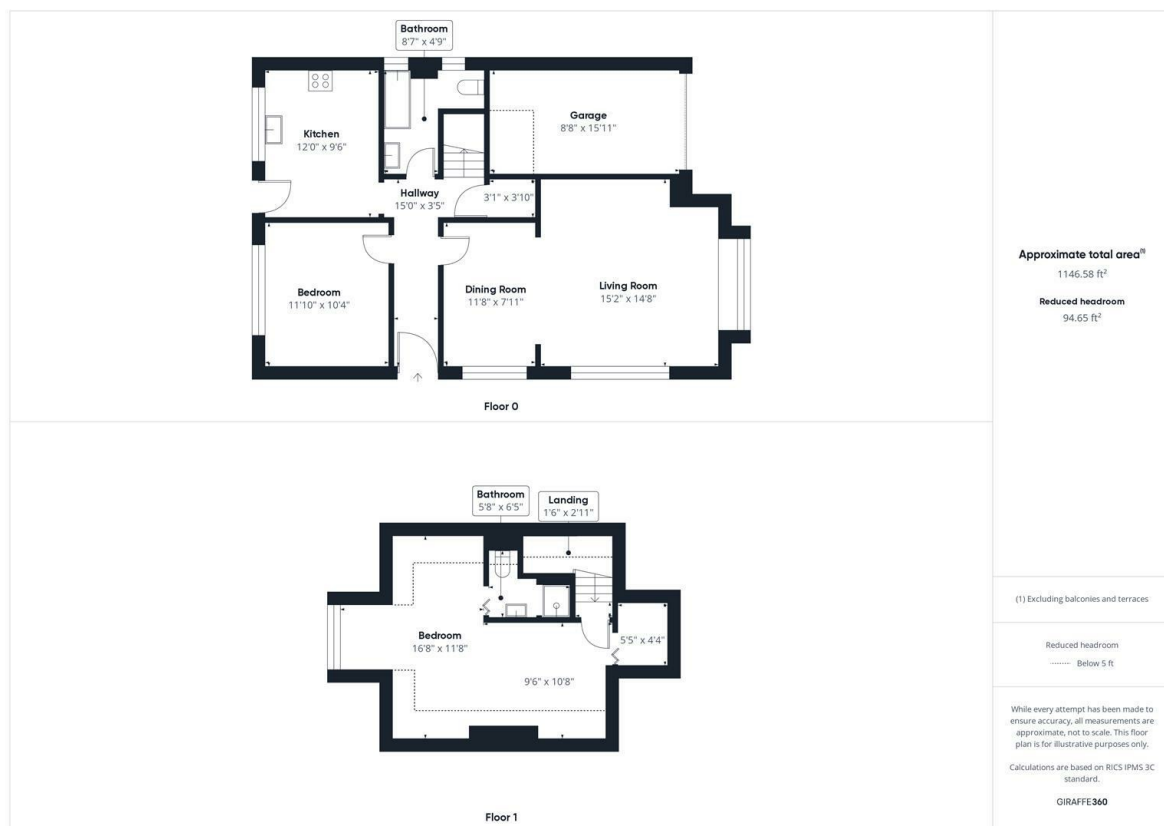


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Energy Efficiency Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		

**England & Wales**

EU Directive  
2002/91/EC



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