



Herlwyn Avenue, Ruislip, HA4 6HE

NO UPPER CHAIN. Offered to the market with huge potential, this two-bedroom detached bungalow presents a fantastic opportunity for those looking to create a bespoke home. Extended to the rear and side, the property now offers a generous footprint, ideal for reconfiguring to suit modern lifestyles. While the bungalow does require full renovation throughout, it boasts a detached position with scope to further enhance, subject to the usual planning constraints. The current layout includes two well-proportioned bedrooms, a spacious through lounge, extended kitchen/dining area, and bathroom. Set on a good-sized plot, the property benefits from off-street parking, garage via own drive, private rear garden and work shop to the rear.

Perfect for developers, investors, or anyone looking for a project, this is a rare chance to acquire a property with such promising potential in a sought-after location. Ideally situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). Ruislip Gardens station (Central line) is also within walking distance. The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



ENTRANCE HALL

Dual aspect stained glass windows, front aspect door, coved ceiling, radiator, cupboard housing meters, hatch to loft space, doors to:

LIVING ROOM

Front aspect double glazed windows, feature fireplace, coved ceiling, leading to:

DINING AREA

Rear aspect double glazed windows, radiator x 2, coved ceiling, door to:

CONSERVATORY

Rear aspect windows, radiator, side aspect double glazed door to:

LEAN TO

Rear aspect double glazed windows, rear aspect sliding door to rear garden, door to:

GARAGE

Up and over door, power and lighting.

KITCHEN/BREAKFAST ROOM

Dual aspect double glazed windows, side aspect door to rear garden, radiator, a range of base and eye level units, one and a half sink with drainer, space for washing machine, fridge freezer and oven, wall mounted boiler.

BEDROOM ONE

Front aspect double glazed windows, radiator, coved ceiling, built in wardrobes.

BEDROOM TWO

Rear aspect window, radiator, coved ceiling, built in wardrobes.

BATHROOM

Side aspect double glazed frosted window, tiled walls, panel enclosed bath with shower attachment, vanity unit incorporating wash hand basin, low level wc, radiator x 2.

FRONT

Off street parking.

REAR GARDEN

Patio area, laid to lawn, green house.

WORKSHOP

Power and lighting.

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 (0.2 Miles) - Metropolitan/Piccadilly
Ruislip Manor (0.5 Miles) - Metropolitan/Piccadilly
West Ruislip (0.7 Miles) - Central and Chiltern Line

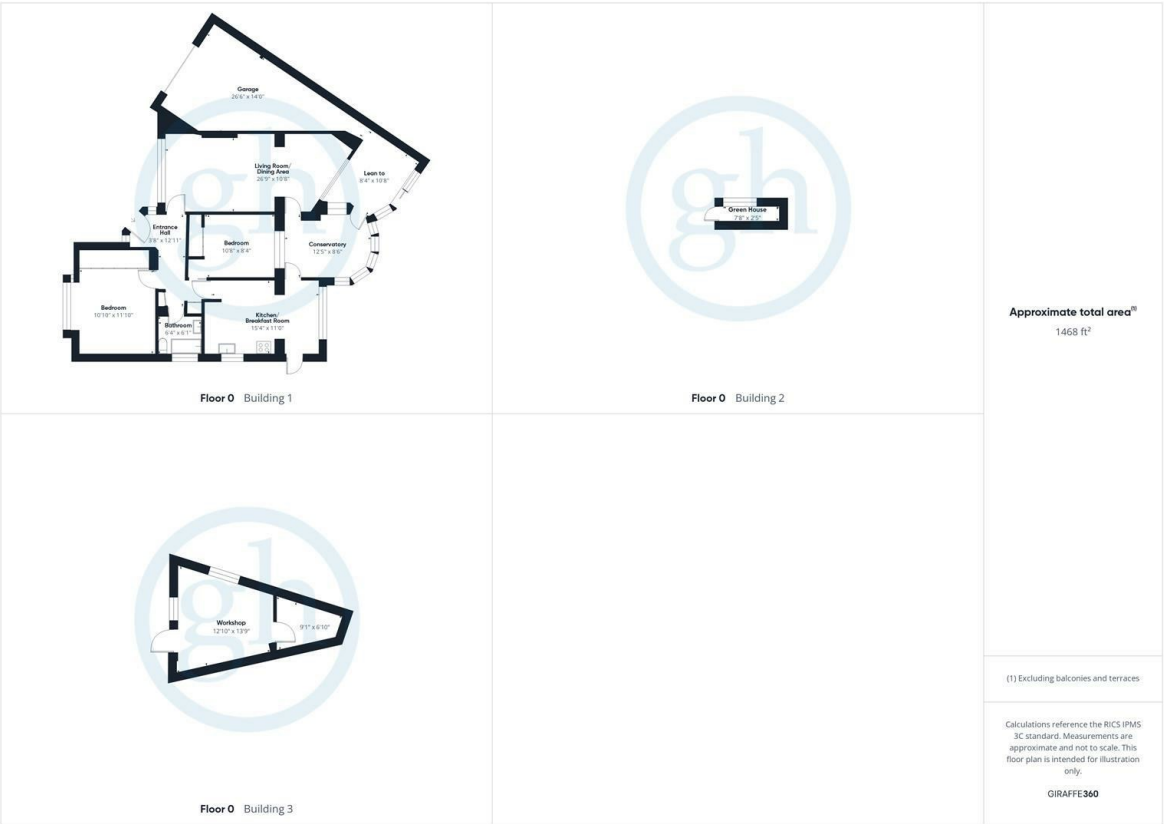


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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