



Northolt Avenue, Ruislip, HA4 6SS
£700,000

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- Four Bedroom Semi Detached
- Short Walk to South Ruislip Station
- Two Bathrooms
- Private Rear Garden
- Nearby to Highly Regarded Schools
- Garage Via Own Driveway
- Excellent Condition Throughout
- Driveway Providing Off Street Parking
- Short Drive to A40/M40/M25/M4
- No Upper Chain

Description

This well presented spacious property on offer comprises of three downstairs bedrooms, two bathrooms, a spacious inviting reception room, modern fitted kitchen which flows effortlessly into a dedicated dining room providing easy access to the rear.

Rising to the first floor boasts a bright and airy double bedroom with ample of storage space.

Externally the property features a front drive with access to the garage ensuring both convenience and practicality. To the rear enjoys a private garden mainly laid to lawn.

Situation

Northolt Avenue, a quiet residential road in the heart of Ruislip. South Ruislip station with the Central Line is just a short drive away giving serval links into Central London and the surrounding areas. For the commuters the A40/M40 is just moments away, making travel across London and beyond a breeze. The area is also served by a number of highly regarded schools including Sacred Heart Catholic school and Ruislip High School. South Ruislip retail park offers a variety of stores and supermarkets, providing immediate access to everyday essentials and home convenience.



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Approximate Area (Excluding Eaves) = 1302 sq ft / 121.0 sq m
Garage = 123 sq ft / 11.4 sq m
Total = 1425 sq ft / 132.4 sq m
For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales		EU Directive 2002/91/EC	

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