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Hardy Avenue, Ruislip, HA4 6SX
£700,000





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- Four Bedroom
- Extended into Loft
- Garage via Own Drive
- Walking Distance to South Ruislip Station
- Fantastic Transport Links by Rail and Road
- Detached
- Off Street Parking for Multiple Vehicles
- Two Bathroom
- Sought After Location
- Close to Highly Regarded Schools

Description

The ground floor accommodation comprises of welcoming entrance hall, spacious lounge measuring 21'6 x 15'0 that overlooks and provides access to the rear garden, kitchen, two bedrooms and a shower room.

To the first floor there are two double bedrooms and a much larger than average shower room.

Outside

To the front of the property there is a garage that can be approached via own driveway and additional parking for multiple vehicles

The rear garden is a good size and has been mainly laid to lawn with a patio area perfect for outside dining.

Situation

Hardy 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. South Ruislip 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 Swithun Wells, Ruislip High, Deanesfield Primary School and Queensmead Secondary school. There is a development in South Ruislip which has both shops, restaurants and a cinema which is fantastic for families and couples alike.



Hardy Avenue, HA4

Approximate Area = 1531 sq ft / 142.2 sq m
Garage = 158 sq ft / 14.7 sq m
Shed (Excluding Shed 2) = 97 sq ft / 9.0 sq m
Total = 1786 sq ft / 165.9 sq m
For identification only - Not to scale

Ground Floor

Shed 1
3.20 x 2.80
10'6" x 9'2"

Shed 2

Garden
14.00 x 9.00
45'11" x 29'6"

Kitchen
3.10 x 2.80
10'2" x 9'2"

Reception / Dining Room
6.59 max x 4.59 max
21'7" x 15'1"

Bedroom 3
4.42 max x 3.58 max
14'6" x 11'9"

Bedroom 4
3.79 x 1.96
12'5" x 6'5"

Up

Covered Hall

Driveway
10.80 x 4.70
35'5" x 15'5"

First Floor

Garage
5.50 x 2.60
18'1" x 8'6"

Bedroom 2
5.61 max x 5.04 max
18'5" x 16'6"

Bedroom 1
5.54 max x 5.30 max
18'2" x 17'5"

Dn

Reduced headroom below 1.5m / 5'0"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 72	Potential 81	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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