



Park Avenue, Ruislip, HA4 7UP



Discover a true gem nestled within this highly sought-after location in Ruislip, this charming 3-bedroom detached home offers a unique character that combines timeless style with the potential for modern customization. With NO UPPER CHAIN, this property provides a smooth and hassle-free buying experience. As you step into the house, you'll be greeted by the hallway leading to the heart of the home. The spacious bay-fronted lounge is the perfect place to relax and unwind, with its elegant fireplace creating a cosy ambiance. There is also a generous dining room and fitted kitchen. Additionally, this sought-after property benefits from a downstairs cloakroom, providing convenience for both residents and guests. Upstairs, you'll find three good-sized bedrooms, each offering a tranquil retreat. The master bedroom is a spacious haven, flooded with natural light, while the other two bedrooms provide the perfect space for children, guests, or a home office. With potential to extend subject to planning permission, this property offers the opportunity to further optimize the living space to suit your needs. Outside, the charm continues with a well-maintained garden, offering a peaceful sanctuary away from the hustle and bustle of daily life. Additionally, the property benefits from a garage via its own drive and off-street parking, ensuring convenient access for vehicles. The location of this fantastic property speaks for itself, being approximately a mile from Ruislip High Street, you'll be within walking distance of local amenities, including schools, shops, transport links and Ruislip Woods, making this an ideal location for families and commuters alike. Ruislip offers a tranquil suburban setting while still providing easy access to the vibrant city of London.

Don't miss out on this rare opportunity to own a detached character home with incredible potential. With no upper chain, this property is ready for you to make it your own.



## ENTRANCE HALL

Front aspect door, side aspect double glazed leaded light window, double radiator, stairs to first floor landing, under stair storage cupboard, doors to:

## LIVING ROOM

Front aspect double glazed leaded light bay window, side aspect double glazed leaded light windows, coved ceiling, feature fireplace, double radiator x 2, double doors to:

## DINING ROOM

Rear aspect double glazed leaded light windows, rear aspect double glazed leaded light door to rear garden, coved ceiling, double radiator, feature fireplace.

## KITCHEN

Side aspect double glazed leaded light window, rear aspect double glazed door to rear garden, part tiled walls, a range of base and eye level units, one and a half stainless steel sink with drainer, integrated

oven with four electric hob rings, space for fridge freezer, double radiator, pantry storage cupboard.

## DOWNSTAIRS CLOAKROOM

Side aspect double glazed leaded light frosted window, tiled flooring, low level wc, wall mounted wash hand basin, tiled splash back.

## FIRST FLOOR LANDING

Side aspect double glazed leaded light window, hatch to loft space, storage cupboard housing tank, picture rail, doors to:

## BEDROOM ONE

Rear aspect double glazed leaded light window, pedestal wash hand basin, double radiator, picture rail.

## BEDROOM TWO

Front aspect double glazed leaded light window, picture rail, double radiator.

## BEDROOM THREE

Front aspect double glazed leaded light window, pedestal wash hand basin, double radiator, picture rail.

## BATHROOM

Rear aspect double glazed leaded light frosted window, part tiled walls, stand in shower cubicle with shower

attachment and mixer taps, pedestal wash hand basin, double radiator, heated towel rail.

## SEPARATE WC

Side aspect double glazed leaded light frosted window, low level wc.

## FRONT

Off Street parking, wall mounted gas meter, side access x 2.

## REAR GARDEN

Patio area, laid to lawn, panel enclosed fence, side access x 2, storage cupboard.

## GARAGE

Rear aspect leaded light window, front aspect frosted double doors.

## COUNCIL TAX

London Borough of Hillingdon - Band F - £2,692.30

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

## DISTANCE TO STATIONS

Ruislip Manor (0.7 Miles) - Metropolitan and Piccadilly  
Eastcote (0.9 Miles) - Metropolitan and Piccadilly



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



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