



LAWRENCE RAND

Evelyn Avenue, Ruislip, Middlesex, HA4 8AB

£850,000

Key features:

- No upper chain
- Four Bedroom's / Two Bathroom
- Two Reception Rooms
- Halls Adjoining - semi-detached family home
- Garage accessed via own driveway & off street parking.
- Excellent Decorative order throughout
- Further room to extend (STPP)

**About the property:**

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Introducing this delightful halls-adjoining semi-detached property featuring 4 bedrooms in a desirable location. The house impresses with a bright and spacious interior that provides a comfortable living space for you and your family. Impeccably maintained and thoughtfully designed, this property exudes a warm and welcoming ambiance. Step outside to discover a charming garden, perfect for relaxation or hosting gatherings, along with convenient off-street parking facilities as well as a garage access via its own driveway providing further room to extend(STPP).

Location:

Evelyn Avenue is situated within easy reach of Ruislip High Street where excellent facilities can be found including restaurants and coffee bars. The Metropolitan/Piccadilly line offer swift access into Central London. Ruislip Manor amenities are also close by, as are local parks and highly recommended schools.

Verified Material Information:

Council tax band: F

London Borough of Hillingdon

Council tax annual charge: £2692.31 a year (£224.36 a month)

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: F

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: Yes

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes


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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	73	81
D		
(39-54)		
E		
(21-38)		
F		
(1-20)	73	81
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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Approximate Area = 1439 sq ft / 133.6 sq m

Garage = 129 sq ft / 11.9 sq m

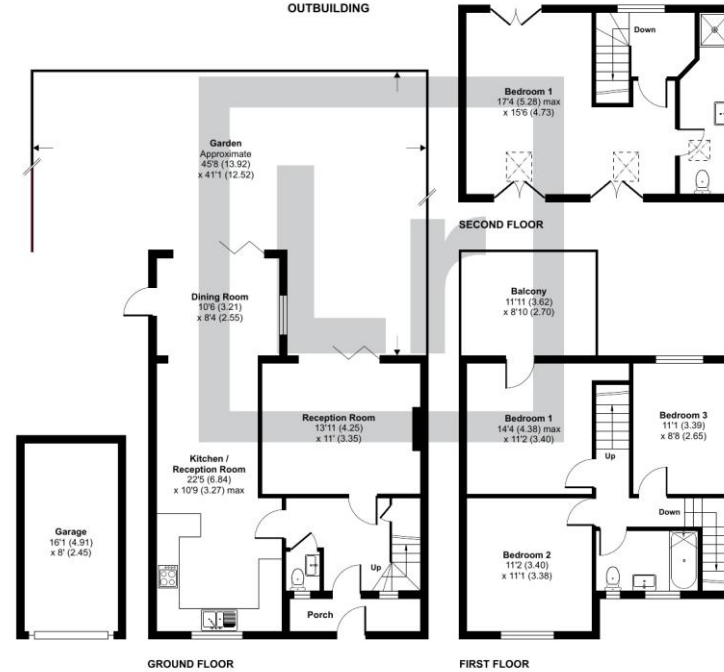
Outbuilding = 50 sq ft / 4.6 sq m

Total = 1618 sq ft / 150.1 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Lawrence Rand. REF: 1198419

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