



LAWRENCE RAND

Acacia Avenue, Ruislip

Guide Price **£975,000**

KEY FEATURES:

- Four bedroom detached new build house
- Garden room
- Ground floor with underfloor heating
- 10 year new homes warranty
- Built & designed to a high specification throughout
- Kitchen with integrated appliances, quartz worktops & induction hob
- Heat pump

Welcome to this exceptional, brand-new four-bedroom detached residence, enviably situated on one of Ruislip's most prestigious and sought-after roads. Thoughtfully designed to blend contemporary elegance with premium finishes, this outstanding home offers an ideal setting for modern family life. The ground floor boasts a spacious open-plan kitchen, dining, and living area, complete with high-end integrated appliances, sleek quartz worktops, an induction hob, and sophisticated bifold doors opening onto a private rear garden, mainly laid to lawn. At the rear of the garden, a versatile garden room provides excellent storage or potential for other uses. A separate, light-filled front reception room offers additional living space, while a guest cloakroom adds everyday convenience. Underfloor heating throughout the ground floor enhances comfort and luxury.

The first floor comprises four generously sized bedrooms, including a superb principal suite with a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms.



Externally, the property benefits from private off-street parking for up to three vehicles and is offered with the reassurance of a 10-year New Homes Warranty. This is a rare opportunity to acquire a beautifully crafted, home in one of Ruislip's most desirable residential settings. Acacia Avenue is a quiet residential road close to the local amenities of Ruislip Manor and Eastcote with an array of shops, cafes, restaurant's and good transport. (Metropolitan/Piccadilly line) For the motorist the A40/Western Avenue is just a short drive providing swift access into Central London and the surrounding Home Counties.

Verified Information:

Council tax band: TBC

Local authority: London Borough of Hillingdon

EPC rating: C

Tenure: Freehold

Comes with a 10-year New Homes Warranty

Suppliers: Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage: Broadband: FTTP (Fibre to the Premises)

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

Disclaimer: While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity. Some images have been digitally enhanced or AI-generated to illustrate the property's potential and are for visual representation purposes only.





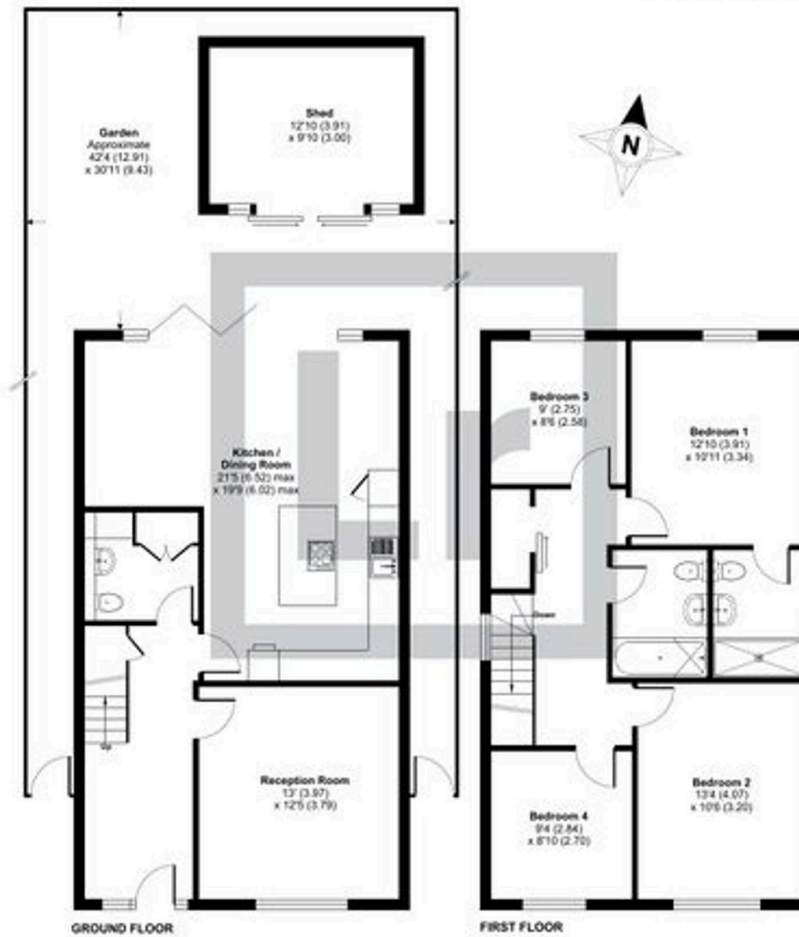
Acacia Avenue, Ruislip, HA4

Approximate Area = 1386 sq ft / 128.7 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 1512 sq ft / 140.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © 2025 Lawrence Rand. RSP: 13101963

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/