

Whiteheath Avenue

Ruislip • Middlesex • HA4 7PW

Asking Price: £680,000



coopers
est 1986

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A stunning family home located in a tree lined residential road in North Ruislip moments away from Whiteheath Infant & Junior school. The newly renovated and modernised property briefly comprises of an entrance hall, a living room, dining room, fitted kitchen, three first floor bedrooms and a family bathroom. Further benefits include a private rear garden, garage and off street parking.

CHAIN FREE

Three bedrooms

15ft lounge

Separate dining room

Family bathroom

0.1 Miles to Whiteheath Infant school

Sought after location

Off street parking

Garage

Scope to extend

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Direction

From leaving our office on Ruislip High Street proceed left to the mini roundabout and take your first exit left onto Bury Street. Turn left at Ladygate Lane and take the third left into Whiteheath Avenue.

Situation

Whiteheath Avenue is a sought after tree lined road in North Ruislip opposite Whiteheath School, also close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops and restaurants. Ruislip train station with its Metropolitan/Piccadilly Line can be found at the end of the High Street.

Description

Presenting a lovely family home which has potential to extend and offers a superb home in the sought after North part of Ruislip. Once inside the property, on the ground floor there is an entrance porch leading to the welcoming hallway with the use of a large storage cupboard. To the front aspect is the 15ft living room which is well proportioned with a bay window. The room flows through to the dining room area and here there are double doors leading to the garden. The fitted kitchen, incorporating high quality integrated appliances, is both modern and stylish with access through to both the dining room and the garden. On the first floor there are three bedrooms (two large double and one single), and the property is completed by a fully-tiled family bathroom.

Outside

The front of the property benefits from a shared driveway creating off street parking and provides access to the private garage. To the rear is a good size south facing family garden which is laid to lawn and beautifully secluded.



Schools:

Whiteheath Junior School (0.1 miles)
Bishop Winnington-Ingram CofE Primary School (0.3 miles)
The Breakspear School (0.8 miles)



Train:

West Ruislip Station (0.7 miles)
Ruislip Station (1.0 miles)
Ickenham Station (1.2 miles)



Car:

M4, A40, M25, M40



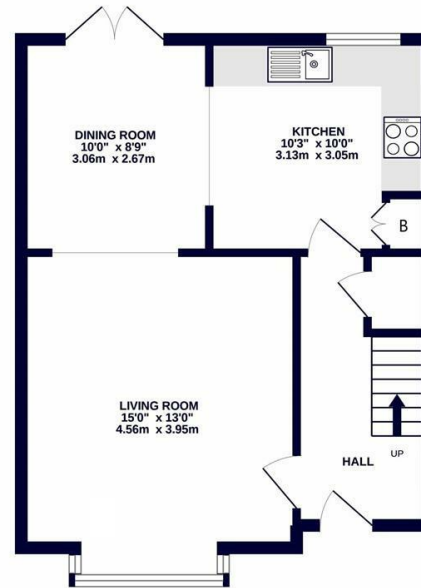
Council Tax Band:

E

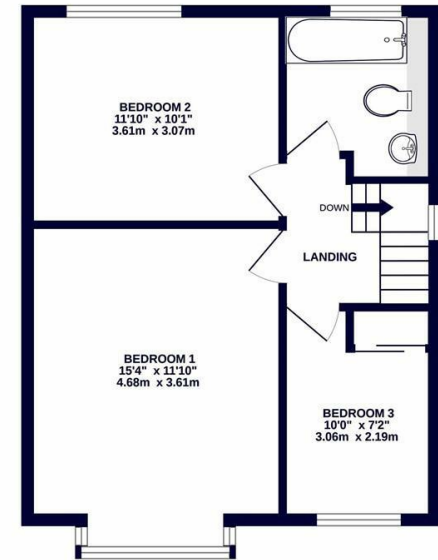
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
466 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales
E3 (December 2022/01/18)

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.