

Church Avenue

Ruislip • Middlesex • HA4 7HY
Offers In Excess Of: £950,000



coopers
est 1986

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This Impressive four bedroom detached residence stands surrounded by unique and prestige homes making it an exceptional family haven offering a superior lifestyle. Stylishly presented, the layout reveals light filled formal and casual living. Conveniently located on Church Avenue, merely footsteps from Ruislip High Street.

DETACHED

FOUR BEDROOMS

MASTER BEDROOM WITH EN SUITE

KITCHEN / BREAKFAST ROOM

UTILITY ROOM

STUDY

DOWNSTAIRS W.C

OFF STREET PARKING

SOUGHT AFTER LOCATION

1542 SQ FT

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.





SITUATION

Church Avenue is one of Ruislip's most desirable roads and located within walking distance from the bustling High Street where a vast number of shops, restaurants and transports links can be found. Ruislip Woods and Kings College playing fields are a walk away along with a number of leisure facilities including Ruislip Golf Club and Bowls Club. For the motorist, there are excellent connections to central London via the M40 and the M25. Ruislip Station is at the end of the High Street and offers easy access towards Baker Street, Aldgate, Uxbridge and Harrow. Other nearby stations include West Ruislip which is serviced by both tube and train lines into Marylebone Station in approximately 25 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity.

DESCRIPTION

A four bedroom detached residence comprises of an entrance hallway leading to a spacious living room, dining room and fitted kitchen. From the dining room there are patio doors which lead to the rear garden and there is also access to the kitchen. The kitchen boasts a large space and leads to a breakfast room area perfectly designed for relaxed family dining. Leading on from the breakfast room is a large utility with ample storage. To the front of the property there is a large room which is currently being utilised as a study. Completing the ground floor is downstairs W.C and cloakroom. To the first floor is a spacious landing area leading to all bedrooms including a master bedroom which has the luxury of having an en suite bathroom and fitted wardrobes. There are a further three bedrooms, two also with fitted wardrobes and a family bathroom.

OUTSIDE

To the front a driveway provides space for off street parking. The rear garden boasts a private and perfectly secluded space with a well kept lawn area and a patio area, ideal for family entertainment.



Schools:

Bishop Winnington-Ingram CofE Primary 0.4 miles
Sacred Heart Catholic Primary 0.5 miles
Bishop Ramsey Church of England 1 mile



Train:

Ruislip 0.5 miles
West Ruislip 0.6 miles
Ruislip Manor 0.7 miles



Car:

M4, A40, M25, M40

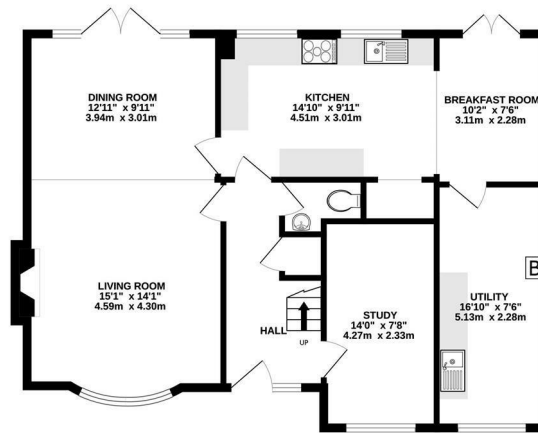


Council Tax Band:

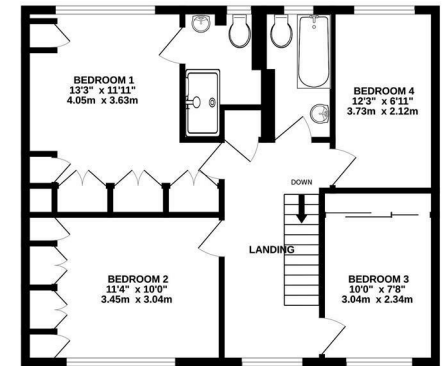
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1542 sq.ft. (143.3 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	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales
EPC Directive
2002/91/EC

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.