

# Park Avenue

Ruislip • Middlesex • HA4 7UQ  
Offers In Excess Of: £1,050,000



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est 1986



# Park Avenue

Ruislip • Middlesex • HA4 7UQ

A lovely four bedroom detached family home, which offers generously proportioned rooms and original features. Park Avenue is one of North Ruislip's most sought after residential roads close to Kings College playing fields and Ruislip Woods as well as being located within easy reach of Ruislip High Street and its Metropolitan/Piccadilly line station which provides regular connections to Baker Street and the City. There are a number of highly regarded schools in close proximity including Whiteheath nursery, infants, junior schools and Haydon Secondary school.

DETACHED

FOUR BEDROOMS

TWO ENSUITES

OPEN PLAN KITCHEN/ DINER

SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO RUISLIP WOODS

PRIVATE GARDEN

GARAGE

OFF STREET PARKING

1637 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

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## DESCRIPTION

Upon entering the property, through a brand new front door, you are greeted with an inviting entrance hallway, with access to ground floor rooms. The living room, a haven of comfort and sophistication, beckons for moments of relaxation or entertaining. A convenient downstairs w.c. adds to the practicality of the home, while the heart of the residence lies in the open-plan kitchen/diner with fully fitted air conditioning. Thoughtfully appointed with top-of-the-line fixtures and finishes with ample worktop space. It seamlessly connects to the dining area, providing a convivial atmosphere for gatherings and daily life. Adjacent to the kitchen, a well-appointed utility room ensures seamless organization for the demands of a busy household. For those seeking a dedicated workspace, the study offers a sanctuary of productivity and focus. Ascending to the upper level, four generously proportioned bedrooms await. Two of these boast en-suite facilities and the master complimented with air conditioning, affording a touch of luxury and convenience. Completing the first floor is the family bathroom.

## OUTSIDE

To the front there is a paved driveway with space for off street parking and a single garage, perfect for storage. To the rear is mostly laid to lawn with a patio area for all year round entertainment.





### Schools:

Bishop Ramsey Church of England Secondary 0.6 miles  
Bishop Winnington-Ingram CofE Primary 0.8 miles  
Whiteheath Junior 0.9 miles



### Train:

Ruislip Manor 0.8 miles  
Ruislip 0.9 miles  
Eastcote 1.1 miles



### Car:

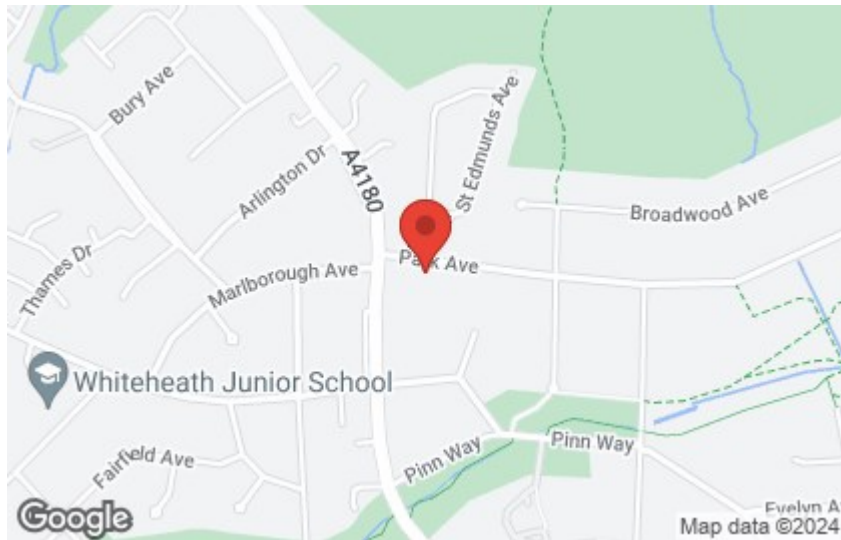
M4, A40, M25, M40



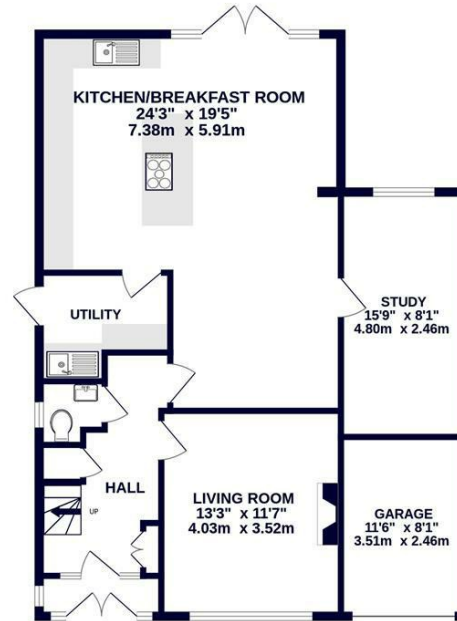
### Council Tax Band:

F

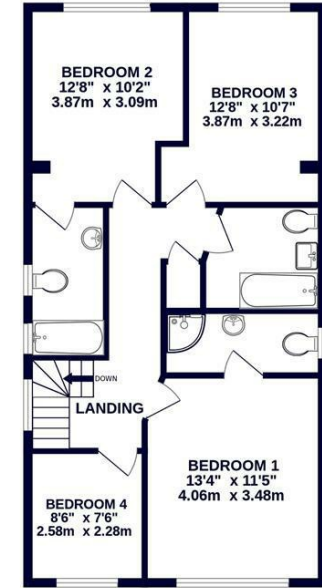
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
939 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.0 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	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			
England & Wales		EG	2022/01/10

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.