

Park Avenue

Ruislip • Middlesex • HA4 7UL

Asking Price: £1,000,000



coopers
est 1986

Park Avenue

Ruislip • Middlesex • HA4 7UL

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

UTILITY

STUDY

DOWNSTAIRS W.C

SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO RUISLIP WOODS

GARAGE

OFF STREET PARKING

1793 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

Presenting this impressive four bedroom detached residence with a choice of generous living areas, this home will impress those seeking space, scope to enhance as well as a sought after address. Upon entering the home, you are immediately greeted through the porch, by a spacious hallway with doors leading to all ground floor rooms. To the front, a spacious, light-filled dining room with feature bay window. The living room located at the rear of the property offers well proportioned space with access to the rear garden. The fully fitted kitchen provides ample storage and cupboard space with views out to the garden. Completing the first floor is a spacious study and utility with the luxury of a downstairs w.c. To the first floor there are three double bedrooms, two with fitted wardrobes, one with an ensuite and one single room. Completing the property a family bathroom with separate stand in shower. Take advantage of this wonderful opportunity to create your dream home in this ideal location, set on a quiet residential road only moments from Ruislip Woods.

OUTSIDE

To the front you are greeted with its own carriage driveway and a garage. The secluded rear garden is laid to lawn with a large patio area perfect for entertaining and direct access to the playing fields behind.



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



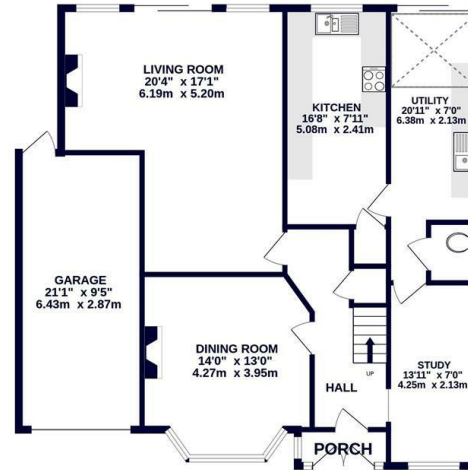
Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1138 sq.ft. (105.8 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1793 sq.ft. (166.6 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	03 September 2022/01/2023	

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.