

# Broadwood Avenue

Ruislip • Middlesex • HA4 7XU

Asking Price: £1,200,000



coopers  
est 1986



# Broadwood Avenue

Ruislip • Middlesex • HA4 7XU

Enjoying a most impressive and sought after position on Broadwood Avenue in North Ruislip this detached residence presents enormous appeal and is set within a large plot. It boasts scope for extension and superb opportunity to further develop and personalise. Ruislip High Street is a stroll away and Kings College Playing Fields and Ruislip Woods Nature Reserve leading to the lido are moments away.

DETACHED RESIDENCE

ENJOYING A SOUGHT AFTER ADDRESS

SPACIOUS LIVING ROOM

FOUR BEDROOMS

STUDY ROOM

DINING ROOM

DRIVEWAY AND GARAGE

RUISLIP WOODS MOMENTS AWAY

GREAT OPPORTUNITY TO FURTHER ENHANCE

1837 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**

Set on undoubtedly one of Ruislip's most desirable roads, Broadwood Avenue is a peaceful, tree lined road where properties rarely come to the market. It is located a walk from Ruislip High Street and it's array of shops, cafes and transport facilities (Piccadilly/Metropolitan line) For the motorist, the A40/M25 with it's links to London, Heathrow and Oxford is a short drive away and for families conveniently located for a number of highly regarded schools such as St Helens and Merchant Taylors. King's College playing fields, Ruislip's Nature reserve and the Ruislip Lido are a short walk away, along with a number of leisure facilities.

### **Description**

Enjoying a prime property on Broadwood Avenue and a stone throw away from Ruislip Woods is this four bedroom detached home. Full of charm and character, it presents an unmissable opportunity to further enhance and extend, to create your dream home subject to planning permission; but this house is more than ready to move into right away. As you enter the home you're greeted with a welcoming hallway that leads onto all ground floor rooms. To the front aspect is the dining area and study room. As you make your way through, on the left hand side there is a utility room, downstairs cloakroom and a fitted kitchen/breakfast room with access out to the garden. The ground floor is completed by a generous sized living room that overlooks stunning views of the garden. On the first floor there are four bedrooms, all include built in storage with the master bedroom having the added use of an en suite bathroom. Finally the property is completed by the family bathroom. This family home is very special and offers a lifestyle of undeniable charm and possibility with scope to personalise and update to own taste.

### **Outside**

To the front of the property there is a large driveway providing off street parking for multiple vehicles. There is a garage for storage and side access to the rear garden. The rear of the property consists of a paved patio area which leads to a lawned garden with mature trees and shrubs offering privacy to enjoy all year round.





### Schools:

Coteford Infant School 0.5 miles  
Whiteheath Junior 0.6 miles  
Bishop Ramsey CoFE School 1.0 miles



### Train:

Ruislip 1.4 miles  
Ruislip Manor 1.0 miles  
West Ruislip 2.7 miles



### Car:

M4, A40, M25, M40

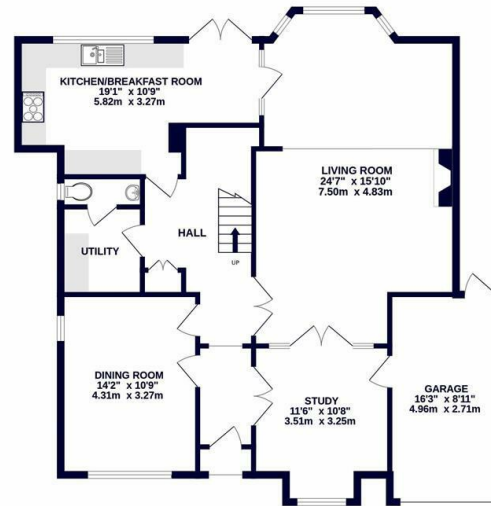


### Council Tax Band:

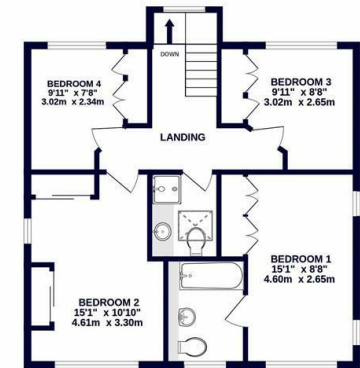
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1177 sq.ft. (109.3 sq.m.) approx.



1ST FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.7 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			
EPC Directorate 2022/01/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.