

# Park Avenue

Ruislip • Middlesex • HA4 7UJ  
Asking Price: £1,100,000



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est 1986

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Discover the epitome of comfortable living in this exquisite four bedroom detached home situated on the sought after Park Avenue in Ruislip. Boasting ample living space, the property seamlessly combines modern convenience with classic charm. Enjoy the allure of a beautiful south-facing garden, providing the perfect backdrop for relaxation and outdoor entertaining in this desirable and well-connected location.

Detached house

Four bedrooms

Extended

Living room & sitting room

Dinning room & study

Kitchen & utility room

Family bathroom

South facing garden

Off street parking

Garage

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.





### Property

This extended four bedroom detached residence exudes elegance and modern living from the moment you step through the inviting porch into the spacious hallway. To the right, a tastefully designed WC offers convenience, while to the left, the sleek and contemporary kitchen beckons with its modern aesthetic. A door off the kitchen leads to a purpose built extension, providing extra storage space, and another door opens to the enchanting rear garden, creating a seamless connection between indoor and outdoor living. As you explore the ground floor, the back of the house reveals a luxurious living room adorned with an original feature fireplace and parquet flooring, offering a touch of timeless charm. This space effortlessly flows into a cozy sitting room, with large patio doors providing a panoramic view of the stunning south-facing garden. Continuing the tour, folding doors lead to a refined dining room and a versatile study overlooking the meticulously landscaped garden. The practicality of the home is enhanced by a utility room, completing the harmonious blend of style and functionality on the main floor. Ascend to the first floor to discover a haven of comfort with four generously sized double bedrooms. The master bedroom impresses with built-in wardrobes, ensuring ample storage space. A thoughtfully designed family bathroom completes the upstairs retreat, offering a sanctuary for relaxation and rejuvenation.

### Outside

Step outside, and you'll be captivated by the frontage, featuring off street parking and convenient access to the garage. The real gem, however, lies in the beautifully landscaped south-facing rear garden. The pièce de résistance of this exceptional property. The lush greenery, meticulously arranged flora, and a charming home office at the back, doubling as a summer house or additional storage, make the outdoor space an idyllic retreat, perfect for entertaining or simply enjoying the tranquility of your own oasis. This residence seamlessly blends sophistication, comfort, and the allure of outdoor living, making it the epitome of a perfect home.

### Location

Park Avenue is one of Ruislip's most desirable roads and located a short walk from the bustling High Street where a vast number of shops, restaurants and transport links can be found. Ruislip Woods and Kings College playing fields are a short walk away along with a number of leisure facilities including Highgrove swimming pool and Ruislip 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.



### 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:

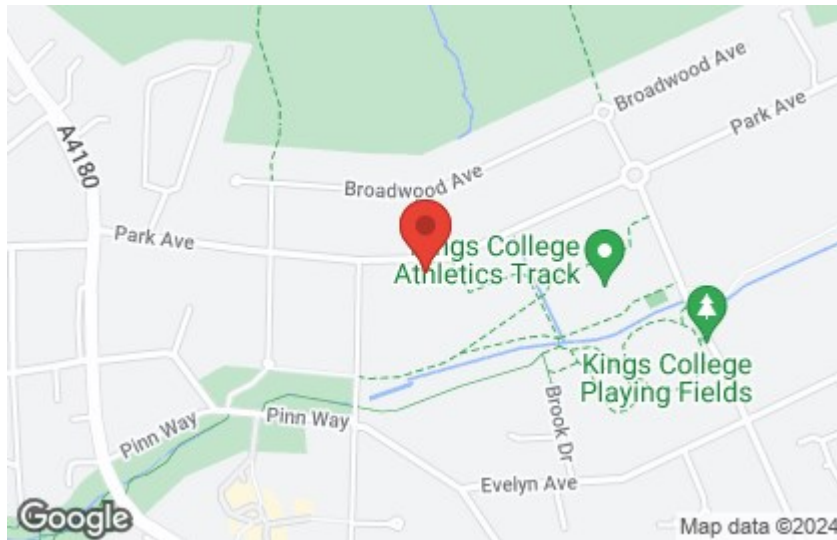
M4, A40, M25, M40



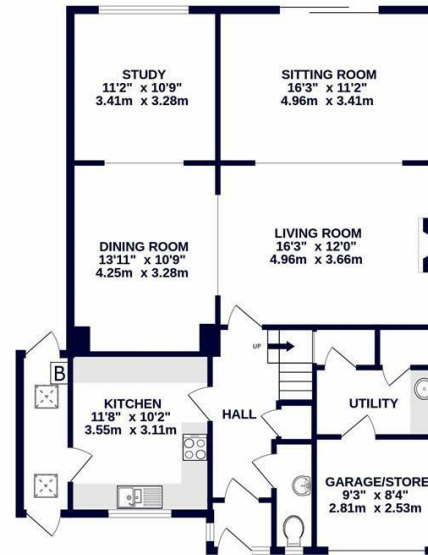
### Council Tax Band:

G

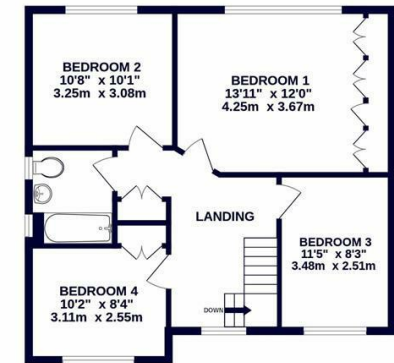
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



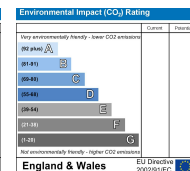
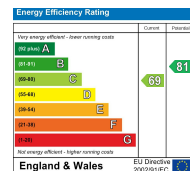
TOTAL FLOOR AREA: 1716 sq.ft. (159.4 sq.m.) approx.

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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