

# St. Edmunds Avenue

Ruislip • Middlesex • HA4 7XW

Asking Price: £650,000



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est 1986

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DETACHED BUNGALOW

TWO BEDROOMS

LOUNGE/ DINING AREA

KITCHEN WITH FITTED APPLIANCES

FAMILY BATHROOM

SOUTH FACING GARDEN

DOUBLE GARAGE

SOUGHT AFTER LOCATION

OFF STREET PARKING

953 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**

St Edmunds Close is located off Park Avenue in North Ruislip. A quiet residential road within walking distance of both Ruislip High Street and its local shops, restaurants and coffee bars. There are a number of local schools, BWI, Whiteheath and Bishops Ramsey within close proximity. Ruislip and West Ruislip tube stations are nearby offering access to the City and West End on the Central/Metropolitan/Piccadilly lines. This chalet style house is conveniently located to the A40 with it's access into London and the Home Counties.

### **DESCRIPTION**

Beautifully presented throughout with a fresh, crisp, neutral decor this two bedroom bungalow showcases high quality features with smart modern additions. Arranged over one floor this property comprises an entrance hallway providing access to both the master bedroom and second bedroom. To the rear of the property there is an impressive kitchen/breakfast room which benefits from having a wealth of storage, worktop space and array of integrated appliances. The home is ideally positioned central to both Ruislip and Eastcotes High streets as well as there being a selection of highly regarded schools for all ages surrounding the property. Completing this fantastic home is a stunning, light filled spacious lounge/diner with fantastic views of the garden area and contemporary family bathroom.

### **OUTSIDE**

The property has a beautiful frontage with a mass of on-street parking. To the rear there is a secluded garden which features well stocked mature shrub borders and a wrap around decking area that provides the perfect space for entertaining. This home also benefits from a double length garage.





### Schools:

Bishop Winnington-Ingram CofE Primary 0.5 miles  
Whiteheath Nursery, Infant & Junior 0.5 miles  
Haydon Secondary 1 mile



### Train:

Ruislip 0.9 miles  
Ruislip Manor 1.0 mile  
West Ruislip 1.0 miles



### Car:

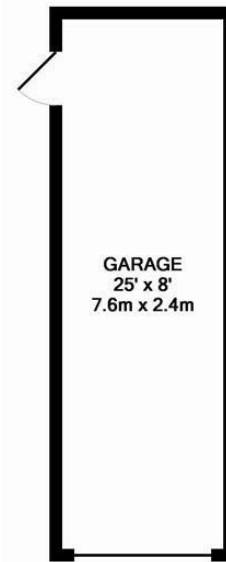
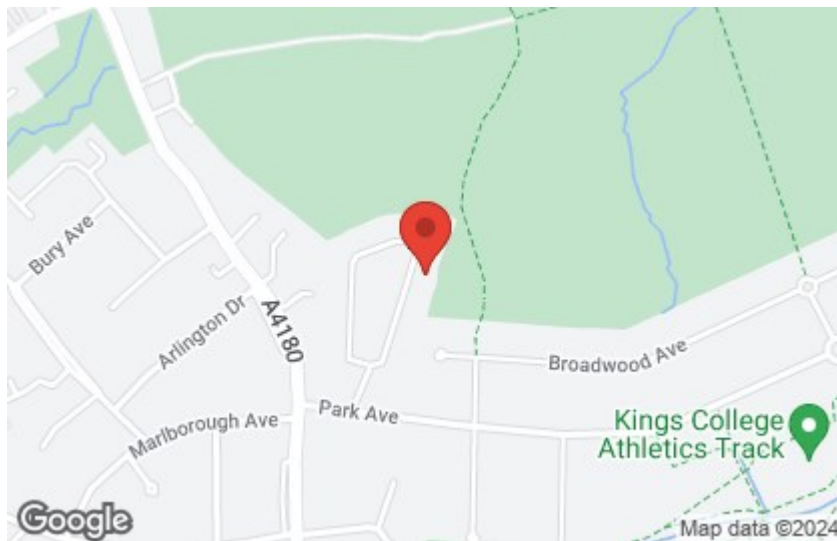
M4, A40, M25, M40



### Council Tax Band:

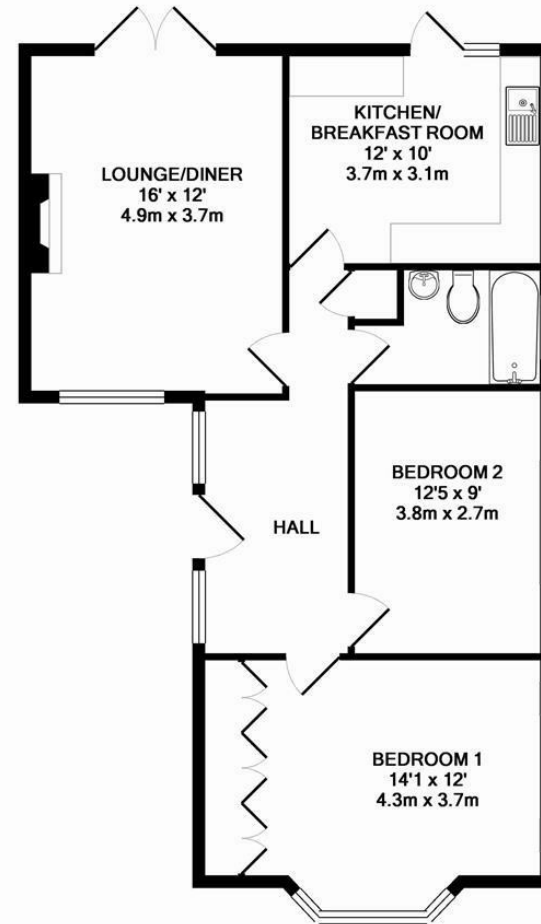
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(Distances are straight line measurements from centre of postcode)



**GARAGE**  
25' x 8'  
7.6m x 2.4m

OUTBUILDING  
APPROX. FLOOR  
AREA 200 SQ.FT.  
(18.6 SQ.M.)



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 753 SQ.FT.  
(69.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 953 SQ.FT. (88.5 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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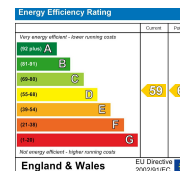
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