

# St. Edmunds Avenue

Ruislip • Middlesex • HA4 7XW  
Offers In Excess Of: £825,000



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est 1986

# St. Edmunds Avenue

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Discover tranquility and elegance in this meticulously renovated three bedroom bungalow in Ruislip, boasting an extended layout and impeccable finishes throughout. Enjoy spacious living areas, including a large reception rooms, ideal for entertaining guests or unwinding in comfort. Nestled in a peaceful location, this residence also features a garden studio, offering a serene retreat for work or leisure amidst the beauty of its surroundings. A viewing of this beautifully presented abode is recommended as soon as possible.

Detached bungalow

Three bedrooms

Recently extended and renovated

Living room

Dining room

Kitchen

Immaculately presented

Off street parking

Garden and garage

Garden studio

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

Nestled in a tranquil locale, this extended three-bedroom detached bungalow epitomizes modern comfort and style following a meticulous renovation. Upon entering, two spacious double bedrooms greet you, each adorned with built-in wardrobes, offering both functionality and elegance. Adjacent lies the generously proportioned third bedroom, perfect for a variety of uses. The family bathroom, boasting both a luxurious bathtub and a convenient shower cubicle, promises relaxation and convenience. Moving through the home, the heart of the house unveils itself in the form of a sleek, high-end kitchen, seamlessly connecting to the dining room through an inviting opening, adorned with bi-folding panoramic windows, flooding the space with natural light. Further enhancing the allure is the adjacent living room, providing an ideal setting for relaxation and entertainment. The home boasts an abundance of natural light throughout.

### Outside

A front driveway and shared drive leading to a garage offer ample parking, while the rear garden, predominantly laid to lawn, hosts a charming garden studio, serving as a versatile space for an office or playroom, complemented by a covered patio area, perfect for alfresco dining or serene relaxation. This exceptional property presents a harmonious blend of modernity, comfort, and functionality, promising a lifestyle of tranquility and sophistication.

### Location

St Edmunds Avenue 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 its access into London and the Home Counties.



### 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:

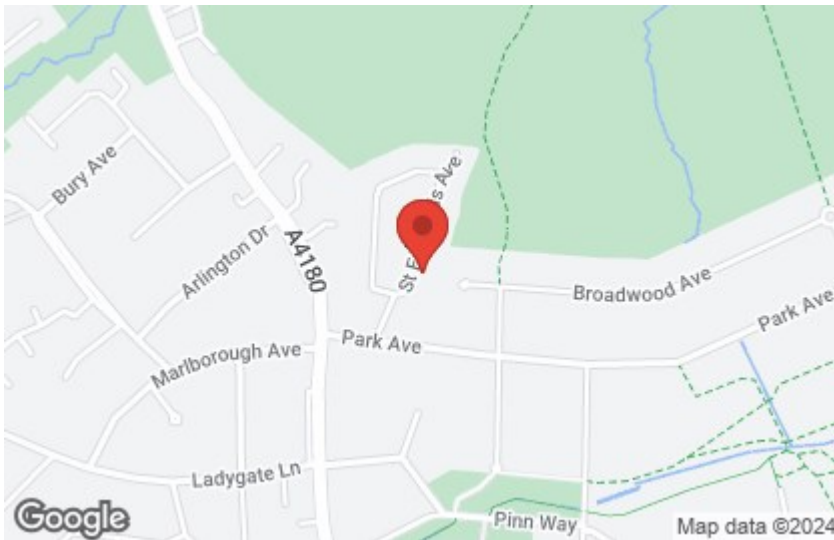
M4, A40, M25, M40



### Council Tax Band:

E

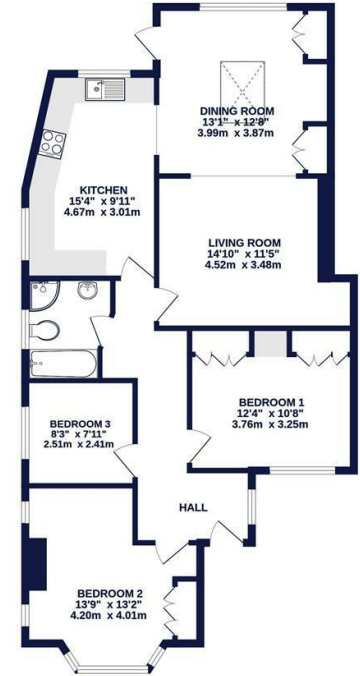
(Distances are straight line measurements from centre of postcode)



OUTBUILDINGS  
325 sq.ft. (30.2 sq.m.) approx.



GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA: 1281 sq.ft. (119.1 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                             | 03/01/2022 | 01/01/2025 |

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.