

# Evelyn Avenue

Ruislip • Middlesex • HA4 8AQ

Asking Price: £1,300,000



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est 1986

# Evelyn Avenue

Ruislip • Middlesex • HA4 8AQ

Welcome to this charming four bedroom detached house, situated on the sought after Evelyn Avenue in the heart of Ruislip. Boasting a spacious family room with a charming fireplace, a versatile study/guest bedroom with ensuite, and a large living and dining area leading to a picturesque conservatory, this home offers versatile living spaces. With a master suite and three additional double bedrooms upstairs, ample off-street parking, and a sprawling rear garden backing onto fields, this property epitomizes comfort, convenience, and tranquillity in a prime location.

Detached home

Four bedrooms

Family room

Living and Dining room

Kitchen

Study with ensuite

Family bathroom

Ensuite to master bedroom

Beautiful gardens

Off street parking

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

Evelyn Avenue is a sought after tree lined road in North Ruislip situated close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops including Waitrose and a selection of restaurants including Pizza Express and Zaza. Ruislip Train Station with its Metropolitan/Piccadilly lines can be found at the end of the high street. There are also a number of bus routes towards Ickenham, Uxbridge, Northwood and Eastcote nearby. Evelyn Avenue is also located within easy access to a number of popular schools including Whiteheath Nursery, Infants and Juniors and Bishop Ramsey Church of England Secondary School.

### DESCRIPTION

Welcome to this stunning extended four bedroom detached house, nestled in a serene locale offering both space and comfort for modern living. As you step into the hallway, to your right awaits a warm and inviting family room adorned with a large bay window and a charming brick-built feature fireplace, perfect for cosy gatherings or quiet evenings. To the left, a versatile study awaits, doubling as a guest bedroom with the convenience of an ensuite bathroom, ensuring privacy and convenience for visitors. Towards the rear of the property, a spacious living and dining room beckons, also boasting a brick-built feature fireplace and seamlessly connecting to a delightful conservatory through sliding doors, offering panoramic views of the lush garden beyond. The generously sized kitchen diner is a culinary haven, accommodating a large dining table for family meals and entertaining. Completing the ground floor is a convenient WC. Ascend the stairs to discover four double bedrooms, including a lavish master suite with its own ensuite bathroom, while a family bathroom caters to the needs of the household with both a bath tub and a shower cubicle.

### OUTSIDE

The property impresses with ample off-street parking, mature shrubs, and hedges adorning the front, while the expansive rear garden is a true oasis, backing onto fields and featuring a patio area, gazebo, pond, and sprawling lawns dotted with majestic trees and flourishing plants, offering a serene retreat for relaxation and outdoor enjoyment.



### Schools:

Warrender Primary Schools (0.28 miles)  
Bishop Ramsey Church of England School (0.45 miles)  
Coteford Infant School (0.49 miles)



### Train:

Ruislip Manor Station (0.6 miles)  
Ruislip Station (0.6 miles)  
Eastcote Station (1.0 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

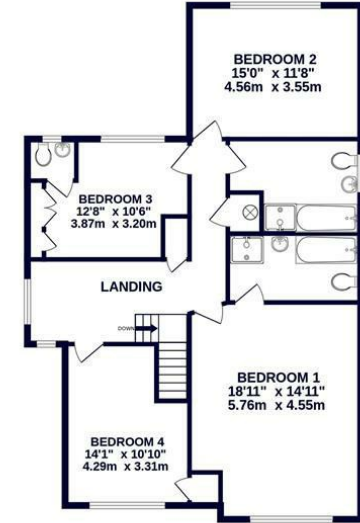
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1456 sq.ft. (135.2 sq.m.) approx.



1ST FLOOR  
1071 sq.ft. (99.5 sq.m.) approx.



TOTAL FLOOR AREA: 2527 sq.ft. (234.7 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		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient	F		
Very energy inefficient - higher running costs	G		

England & Wales  
EPC Greenhouse Gas Rating  
2022/01/01

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.