

Hawthorne Avenue

Ruislip • Middlesex • HA4 8SP

Asking Price: £345,000



coopers
est 1986

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Welcome to this newly renovated one-bedroom ground floor maisonette, boasting modern comfort and convenience. Recently refurbished, this property offers a fresh and stylish living space with additional benefits of a newly extended lease, a private rear garden and no onward chain.

ONE BEDROOM

GROUND FLOOR MAISONETTE

FRONT AND REAR GARDEN

LONG LEASE (125 YEARS)

NEWLY REFURBISHED THROUGHOUT

LARGE MASTER BEDROOM

NO SERVICE CHARGE

POTENTIAL FOR OFF STREET PARKING

WALKING DISTANCE TO EASTCOTE STATION

485 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.





LOCATION

Hawthorne Avenue is conveniently located, this property offers excellent transport links, just a four-minute walk to Eastcote Tube station, serving the Metropolitan and Piccadilly lines. Additionally, the high street is within walking distance, offering a variety of shops, restaurants, and amenities, making it an ideal location for both commuting and leisure activities.

DESCRIPTION

Upon entry, you are greeted by water-resistant laminate flooring that spans the entirety of the home, providing both durability and easy maintenance. The property features newly fitted wardrobes in the bedroom, maximizing storage space while maintaining a sleek and contemporary aesthetic. The living room offers views across the private rear garden and well thought out electrical points for any design of the furniture layout. The modern kitchen has ample storage and space for utilities, there is a door at the end leading into the rear garden. One of the standout features of this maisonette along with the internal work completed is its affordability and ease of ownership, with no service charge burdening the residents. Ground rent is set at a reasonable £210 per annum, with a long lease of 125 years, ensuring peace of mind for years to come. Whether you're a first-time buyer, downsizer, or investor, this ground floor maisonette presents a fantastic opportunity to enjoy modern living in a desirable location.

OUTSIDE

Outside, you'll find both a spacious front and rear garden, the rear garden offers opportunities for outdoor relaxation, gardening, or entertaining. Additionally, there is potential for a driveway at the front of the property, providing convenient off-street parking.



Schools:

Newnham Junior School (0.4 miles)
Warrender School (0.8 miles)
Haydon School (1.5 miles)



Train:

Eastcote Station (0.2 miles)
Ruislip Manor Station (0.8 miles)
South Ruislip station (1.9 miles)



Car:

M4, A40, M25, M40



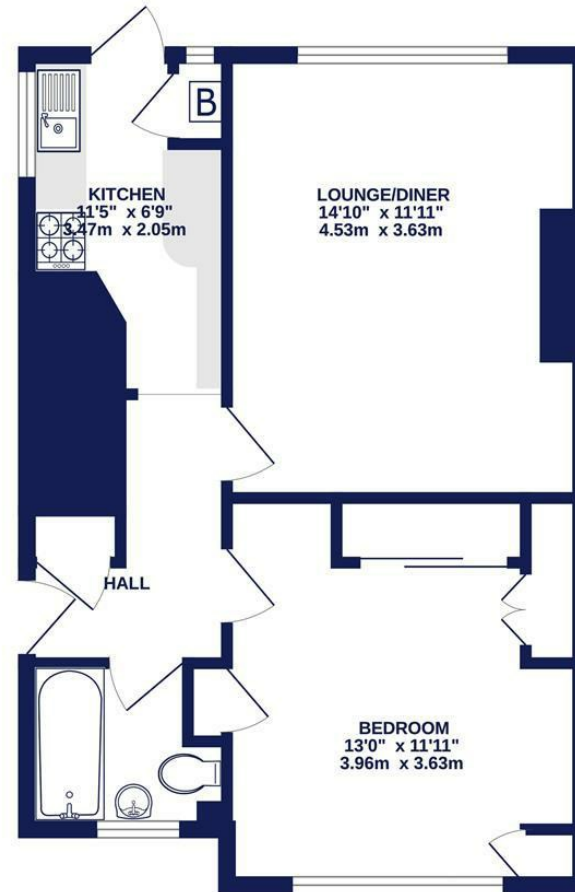
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 485sq.ft. (45.1 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	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England & Wales	
EPC Directive 2002/91/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.