

Broadwood Avenue

Ruislip • Middlesex • HA4 7XR

Guide Price: £975,000



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est 1986

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Introducing this inviting three-bedroom detached property situated on Broadwood Avenue, Ruislip's most coveted address. With a thoughtfully designed layout including a bright dining room, centrally positioned kitchen, and a spacious living room opening onto the expansive rear garden, this home offers comfort and practicality.

Boasting a driveway, garage, and serene surroundings backing onto Ruislip Woods, this residence epitomizes desirable suburban living in the heart of Ruislip.

Detached house

Three bedrooms & Eaves Room

Living room

Dining room

Kitchen

Family bathroom

Garage

Large garden (Approx. 100ft)

Off street parking

Potential to extend STPP

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

Welcome to this charming three bedroom detached property, offering a perfect blend of comfort and functionality. As you step through the porch into the welcoming hallway, you're greeted by a well arranged layout on the ground floor. To the front of the house, the dining room boasts an inviting ambiance with its large bay window, providing ample natural light. The centrally located kitchen offers convenience and easy access to the side of the property, while the bright and airy living room at the rear opens up to the expansive and secluded rear garden through sliding doors, creating an ideal space for relaxation and outdoor enjoyment. Upstairs, the first floor hosts three bedrooms, including two doubles and a generously sized single, perfect for a growing family or accommodating guests. A family bathroom and separate toilet, while a versatile Eaves room makes an ideal storage area and presents the opportunity for a home office and additional organization space.

Outside

The property is further enhanced by a driveway for off-street parking, complemented by hedges and lawn at the front, alongside a garage at the side. It also benefits from having two side entrances. The spacious rear garden (approx. 100ft) offers a serene retreat, featuring a large lawned area bordered by hedges and mature trees, and the added bonus of backing onto the beloved Ruislip Woods, providing a tranquil backdrop to this delightful home.

Location

On undoubtedly one of Ruislip's most desirable roads, Broadwood Avenue is a quiet leafy road where properties rarely come to the market. It is located a short walk from Ruislip High Street and it's array of shops, cafes and transport facilities (Piccadilly/Metropolitan line). For the motorist, the A40/M25 with it's links to London, Heathrow and Oxford is a short drive away and for families conveniently located for a number of highly regarded schools. King's College playing fields and Ruislip's Nature reserve are a short walk away, along with a number of leisure facilities.



Schools:

Bishop Winnington-Ingram CofE Primary School 0.4 miles
Whiteheath Junior School 0.5 miles
Bishop Ramsey Church of England Secondary 0.8 miles



Train:

Ruislip 0.9 miles
Ruislip Manor 1.0 miles
West Ruislip 1.0 miles



Car:

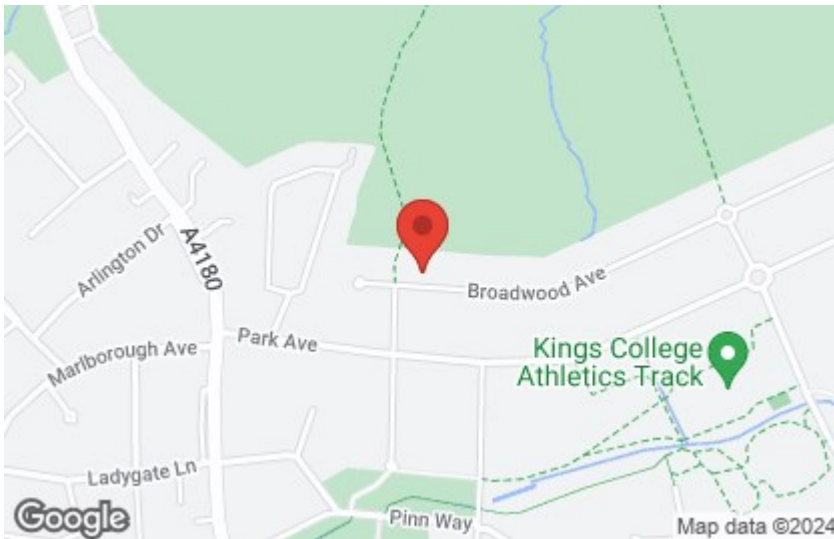
M4, A40, M25, M40



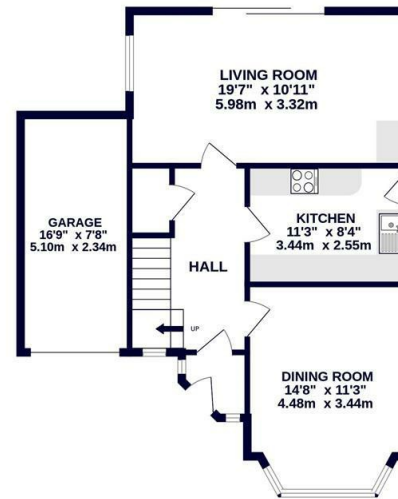
Council Tax Band:

G

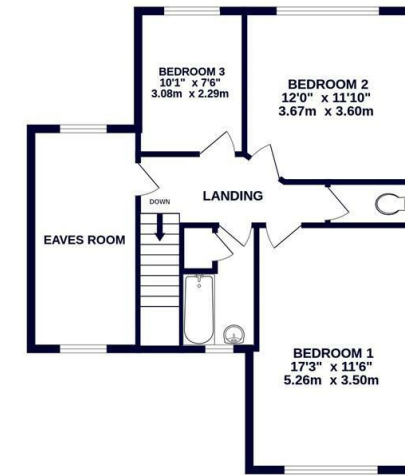
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.7 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 - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
Energy Efficiency Rating Legend		81	89
England & Wales		03/07/2018	2022/01/10

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.