

# St. Edmunds Avenue

Ruislip • Middlesex • HA4 7XW

Guide Price: £850,000



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Nestled in a tranquil neighborhood, this delightful three double bedroom detached bungalow offers a perfect blend of comfort, style, and potential. From its inviting facade to its versatile interior spaces, this residence promises a lifestyle of ease and possibility.

THREE BEDROOM

DETACHED

BUNGALOW

GARAGE

TWO BATHROOMS

POTENTIAL TO EXTEND STPP

OFF STREET PARKING

SOUGHT AFTER LOCATION

EXCELLENT CONDITION THROUGHOUT

1363 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

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 it's access into London and the Home Counties.

### DESCRIPTION

Stepping inside, you are welcomed into a bright and airy living hallway, where natural light floods through large windows, creating a warm and inviting ambiance. The spacious living room at the rear of the home serves as the heart of the home, offering a cozy retreat for relaxation and entertainment. The modern kitchen offers ample storage along with integrated appliances and a breakfast bar, completing the ground floor is the family bathroom. The property features two generously sized bedrooms on the ground floor. One of the highlights of this property is the loft room, which offers additional living space and versatility with large built in wardrobes. The property is completed with a shower room, along with a wealth of further potential for development.

### OUTSIDE

Outside, the property boasts a well-manicured garden, offering a serene retreat for outdoor enjoyment and relaxation. Whether you're hosting summer barbecues, gardening enthusiasts, or simply unwinding amidst nature, the expansive outdoor space provides endless possibilities for leisure and recreation. The bungalow boasts a garage, providing ample parking space and convenient storage for vehicles, outdoor equipment, and more. A paved driveway ensures ease of access while adding to the property's curb appeal.



### 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:

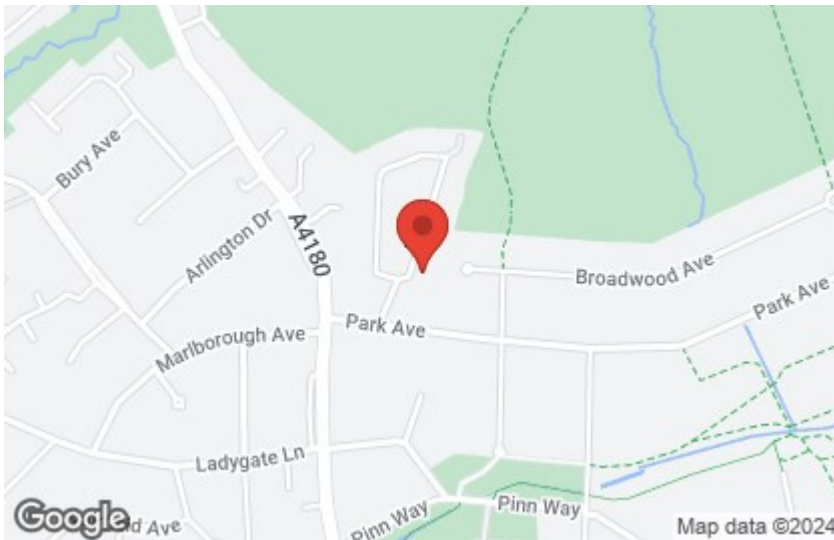
M4, A40, M25, M40



### Council Tax Band:

E

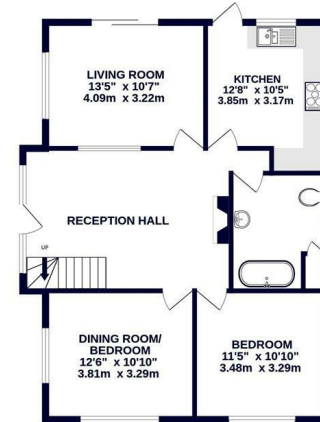
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
166 sq.ft. (15.4 sq.m.) approx.



GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 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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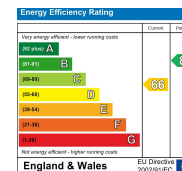


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