

# Park Avenue

Ruislip • Middlesex • HA4 7UR  
Asking Price: £975,000



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An impressive detached chalet house situated in North Ruislip which is perfectly positioned on a quiet cul de sac. The home enjoys exceptional indoor and outdoor living and briefly comprises on the ground floor large living/dining room, separate utility room, family bathroom, downstairs bedroom and a modern fitted kitchen. On the first floor there are two double bedrooms with an ensuite to the master bedroom. The home also benefits from a large, well kept garden and a detached garage.

Three double bedrooms

Detached house

Cul de sac

Excellent condition throughout

Sought after road in North Ruislip

Downstairs bathroom and upstairs en-suite shower room

Utilities room

Garage

Off street parking for multiple cars

1537 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.





#### **Direction**

From our Ruislip High Street office, turn left and continue straight until you reach the first mini-roundabout. Take the second exit onto Eastcote Road and continue straight for half a mile. At the second mini-roundabout, take the first exit onto Kings College Road and then the first right onto Evelyn Avenue. Continue straight for 0.2 miles and the road will turn into Elbridge Drive. Continue on Elbridge drive and it turns into park avenue, the property is located the on your right hand side.

#### **Situation**

Park Avenue is one of Ruislip's most desirable roads and located a short walk from the bustling High Street where a vast number of shops, restaurants and transport links can be found. Ruislip Woods and Kings College playing fields are a short walk away along with a number of leisure facilities including Highgrove swimming pool and Ruislip Bowls Club. For the motorist, there are excellent connections to central London via the M40 and the M25. Ruislip Station is at the end of the High Street and offers easy access towards Baker Street, Aldgate, Uxbridge and Harrow. Other nearby stations include West Ruislip which is serviced by both tube and train lines into Marylebone Station in approximately 25 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity.

#### **Description**

Immediately impressive and refurbished throughout this outstanding detached residence offers a stylish and sophisticated home with a choice of generously sized living areas and three double bedrooms. Once inside the home there is a large hallway with a door leading to all rooms and stairs rising to the first floor. To the left is the downstairs double bedroom with built in wardrobes, opposite is the large lounge with double doors opening out to the rear garden and dual aspect windows. The kitchen has been finished to a high specification and benefits from a wealth of storage space, integrated appliances, spotlights to the ceiling and a conservatory to the rear with doors opening out to the garden. The ground floor is finished with the utilities room and downstairs bathroom. On the first floor a landing area leads to two double bedrooms. The master bedroom benefits from a large en suite bathroom with a fitted storage cupboard.

#### **Outside**

To the front of the house is the paved driveway creates off street parking space for multiple vehicles, along with the detached garage. To the rear is a lovely private secluded garden, laid to lawn and with a patio area perfect for outside dining and entertaining also there is a gate going into the woods at the back of the garden.



### Schools:

Coteford Infant & Junior School (0.12 miles)  
 Grangewood School (0.23 miles)  
 Bishop Ramsey CofE School (0.44 miles)



### Train:

Ruislip Manor Station (0.82 miles)  
 Eastcote Station (0.91 miles)  
 Ruislip Station (1.3 miles)



### Car:

M4, A40, M25, M40



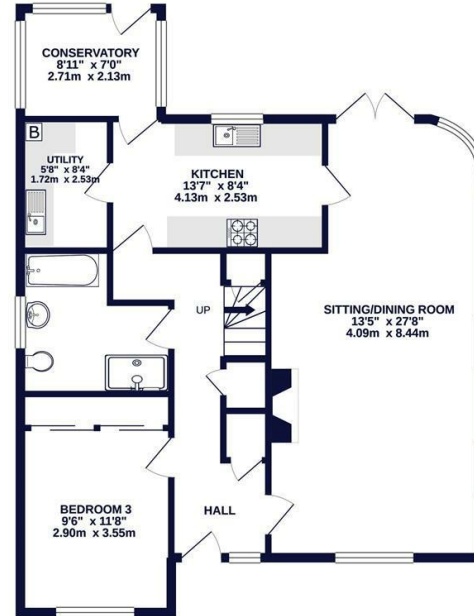
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
889 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



OUTBUILDING  
153 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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 poorly energy efficient - higher running costs	F		
Energy inefficient - higher running costs	G		
England & Wales		72	82

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.