

# Church Avenue

Ruislip • Middlesex • HA4 7HY

Asking Price: £2,500,000



coopers  
est 1986

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Coopers presents one of Ruislip's most prestigious properties with a floorplan of over 5000 sq.ft. This charming six bedroom detached house is set on Church Avenue and is in close proximity to Ruislip High Street with its array of shops, cafés, restaurants and transport facilities. Beautifully arranged, this dream family home briefly comprises of entrance hall, five reception rooms, kitchen/dining room, five bathrooms and six double bedrooms. Further benefits include a large driveway, double garage, private rear garden, swimming pool and summerhouse.

5086 SQ.FT

FIVE BEDROOMS

DETACHED

PRESTIGIOUS PROPERTY

DOUBLE GARAGE

LARGE GARDEN

OFF STREET PARKING FOR MULTIPLE CARS

WALKING DISTANCE TO STATION

SWIMMING POOL

BEAUTIFUL THROUGHOUT

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.





#### DESCRIPTION

Set back from the road, and tucked a short distance from the high street, is this impressive five bedroom detached residence. Positioned in a highly sought after, central location in the heart of Ruislip, this character home offers expansive living and entertainment spaces. Retaining many original features, it boasts an elegant, traditional design arranged over two floors that has been modernised over the years. A spacious hallway, high ceilings and a solid wood staircase make for a grand entrance into this home. The right hand side of the property consists of a living room, gym/games room, office as well as a bathroom and access to the large double garage. To the rear, you will find the sitting room and the family room, both of which benefit from large sky lights allowing natural light to fill the rooms. Bi-folding doors lead from both rooms to the rear garden. The impressive kitchen/dining room is to the left hand side of the home with an abundance of storage and worktop space as well as integrated appliances throughout. The separate utility room carries the same fine finishings as the kitchen, including a large larder store, a side door leading outdoors as well as a w.c. Completing the ground floor to the front is the study room. On the first floor, a large landing area and hall lead on to the five spacious double bedrooms, three of which with private en-suites. The master bedroom benefits from larger than average, luxury four piece en-suite including shower cubicle, bath, basin and w.c. Showcasing a versatile floorplan and with its attractive and beautifully appointed interior, this wonderful residence is ideal for those seeking a luxury yet convenient lifestyle, close to all amenities.

#### SITUATION

Church Avenue is one of Ruislip's most desirable roads and located within walking distance from the bustling High Street where a vast number of shops, restaurants and transports links can be found. Ruislip Woods and Kings College playing fields are a walk away along with a number of leisure facilities including Ruislip Golf Club and 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.

#### OUTSIDE

To the front a large pebbled driveway providing off street parking for multiple cars. To the rear an impressive garden, mostly laid to lawn which has been perfectly maintained. Additional bonuses include summerhouse, double garage, heated swimming pool and garden store.



### Schools:

Bishop Winnington-Ingram CofE Primary 0.4 miles  
Sacred Heart Catholic Primary 0.5 miles  
Bishop Ramsey Church of England 1 mile



### Train:

Ruislip 0.5 miles  
West Ruislip 0.6 miles  
Ruislip Manor 0.7 miles



### Car:

M4, A40, M25, M40



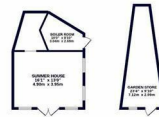
### Council Tax Band:

G

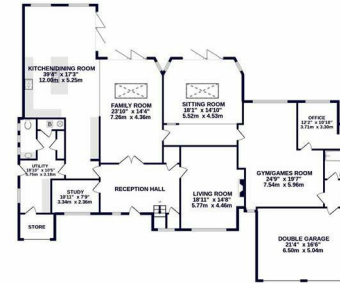
(Distances are straight line measurements from centre of postcode)



OUTBUILDINGS  
475 sq.R. (44.2 sq.m.) approx.



GROUND FLOOR  
2989 sq.R. (277.7 sq.m.) approx.



1ST FLOOR  
1622 sq.R. (150.7 sq.m.) approx.



TOTAL FLOOR AREA : 5086 sq.ft. (472.5 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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**CoopersResidential.co.uk**

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
B			
C		79	83
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		03/01/2022	2022/01/2022

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.