

Myrtle Avenue

Ruislip • Middlesex • HA4 8RZ
Offers In Excess Of: £700,000



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Located at a prestigious address, this beautifully presented three-bedroom detached bungalow perfectly blends elegance and comfort. It boasts light-filled and spacious interiors throughout and is situated in a sought-after and convenient location. The property offers excellent potential for extension, subject to planning permission (STPP). A fantastic opportunity for buyers looking to expand their living space and add value.

THREE BEDROOM

DETACHED BUNGALOW

GREAT CONDITION THROUGHOUT

MODERN FITTED KITCHEN

POTENTIAL TO EXTEND STPP

TWO BATHROOMS

OPEN PLAN LIVING ROOM & KITCHEN

PRIVATE REAR GARDEN

SOUGHT AFTER LOCATION

1147 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

Myrtle Avenue is peaceful tree-lined residential road, in a sort after location where property rarely comes to the market. The bungalow is situated moments away from Warrender Park, providing the perfect balance of suburban tranquillity.

Residents benefit from the close proximity of Ruislip Manor and Eastcote shops with trendy eateries and excellent transport links providing urban accessibility. A number of highly regarded schools are nearby, along with a number of leisure facilities including Ruislip Golf Club, Highgrove and David Lloyd Health Club.

DESCRIPTION

Thoughtfully designed with modern finishes and stylish touches, the bungalow creates an inviting and welcoming atmosphere with its well-lit interiors. It features a welcoming entrance hallway, a spacious reception room with doors leading to a beautiful contemporary fitted kitchen/dining room with bifold doors overlooking the garden. The property is completed by three generously sized bedrooms, a stylish family bathroom, and an additional shower room.

OUTSIDE

Outside, the property features a gravelled approach, while the garden offers a laid lawn with a patio, perfect for alfresco dining.



Schools:

Warrender Primary School 0.4 miles
Lady Bankes Infant School 0.5 miles
Bishop Ramsey Church of England School 0.2 miles



Train:

Ruislip Manor 0.4 miles
Eastcote 0.4 miles
Ruislip Gardens 1.3 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

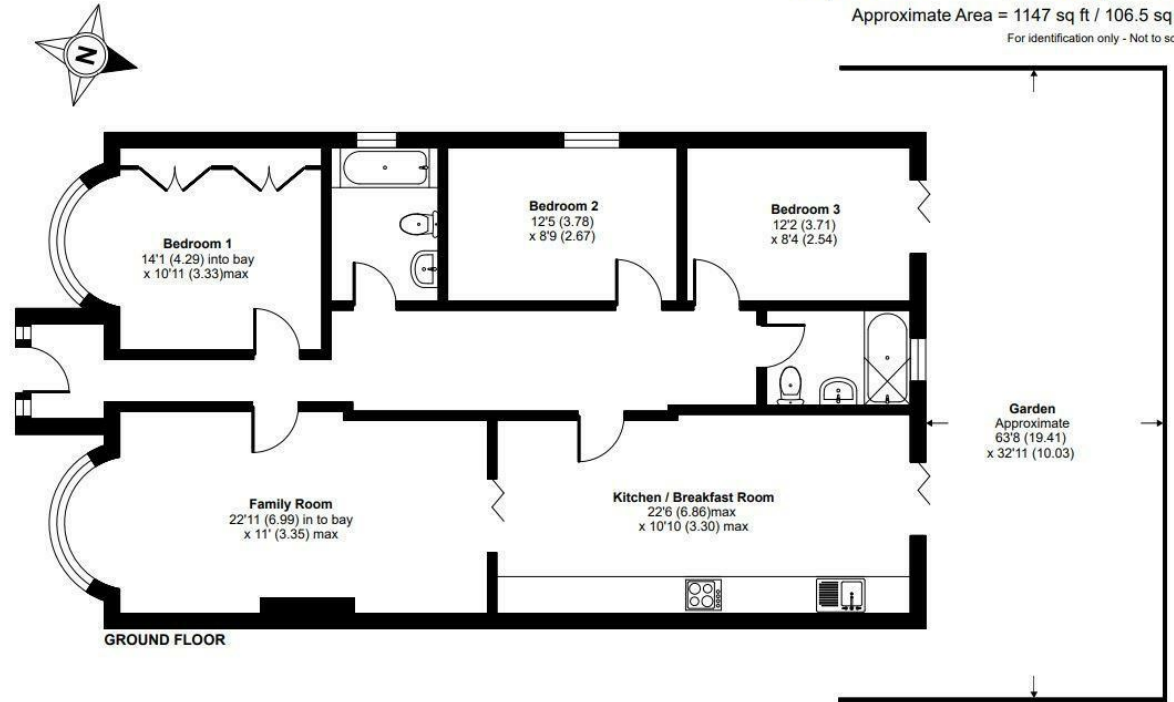
(Distances are straight line measurements from centre of postcode)



Myrtle Avenue, Ruislip, HA4

Approximate Area = 1147 sq ft / 106.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Coopers. REF: 1166984



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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		

England & Wales
E3 Greenhouse
2022/01/18

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.

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