

# Broadwood Avenue

Ruislip • Middlesex • HA4 7XS

Asking Price: £1,350,000



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# Broadwood Avenue

Ruislip • Middlesex • HA4 7XS

Enjoying a highly desirable and sought after position on Ruislip's premier road, this six bedroom detached residence. Set on a large plot, with lots of potential on a sought after residential roads close to Kings College playing fields and Ruislip Woods as well as being located within easy reach of Ruislip High Street and its Metropolitan/Piccadilly line station which provides regular connections to Baker Street and the City. There are a number of highly regarded schools in close proximity including Whieheath nursery, infants, junior schools and Haydon Secondary school.

SIX BEDROOM

DETACHED

PLENTY OF POTENTIAL STPP

SOUGHT AFTER LOCATION

TWO RECEPTION ROOMS

UTILITY

CLOSE PROXIMITY TO RUISLIP WOODS

DOUBLE GARAGE

OFF STREET PARKING

2417 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.





### SITUATION

Situated on undoubtedly one of Ruislip's most desirable roads, Broadwood Avenue is a peaceful, tree lined road where properties rarely come to the market. It is located a short walk from Ruislip High Street and its array of shops, cafés and restaurants with excellent nearby transport facilities (Piccadilly/Metropolitan lines). For the motorist, the A40/M25 with its links to London, Heathrow and Oxford is a short drive away. Conveniently located are a number of highly regarded schools including St Helen's School and Merchant Taylors. King's College playing fields, Ruislip's Nature reserve and the Ruislip Lido are a short walk away along with a number of leisure facilities.

### DESCRIPTION

Enjoying a prime property on Broadwood Avenue and a stone throw away from Ruislip Woods is this six bedroom detached home. It presents an unmissable opportunity to further enhance and extend, to create your dream home subject to planning permission. As you enter the home you're greeted with a welcoming hallway that leads onto all ground floor rooms and downstairs w.c. To the front aspect is a spacious reception room. As you make your way through, on the right hand side there is a kitchen/ diner and utility room with access out to the garden. The ground floor is completed by a generous sized living room that overlooks views of the garden and downstairs bedroom. On the first floor there are five bedrooms, four which include built in storage with the master bedroom having the added use of an en suite bathroom. Finally the property is completed by the family bathroom.

### OUTSIDE

To the front there is a driveway for off street parking and a double garage. To the rear is mostly laid with patio with a lawn area.





### Schools:

Coteford Infant School 0.5 miles  
Whiteheath Junior 0.6 miles  
Bishop Ramsey CofE School 1.0 miles



### Train:

Ruislip 1.4 miles  
Ruislip Manor 1.0 miles  
West Ruislip 2.7 miles



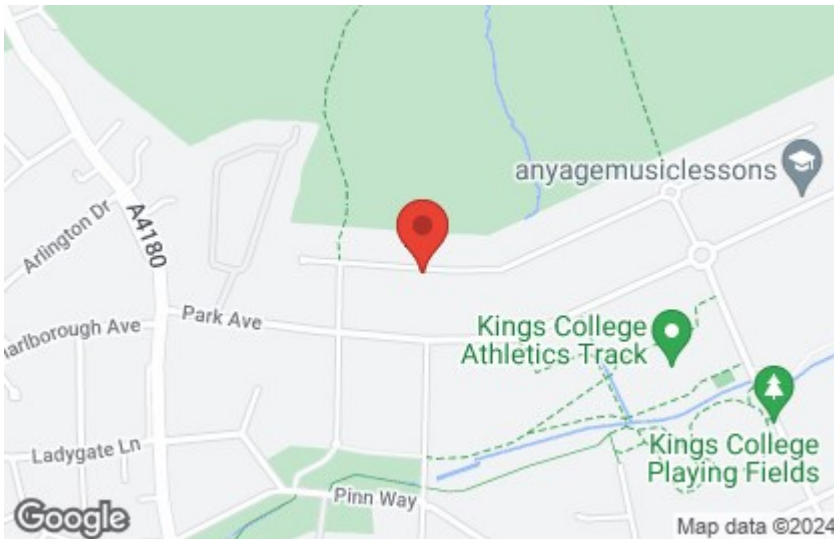
### Car:

M4, A40, M25, M40



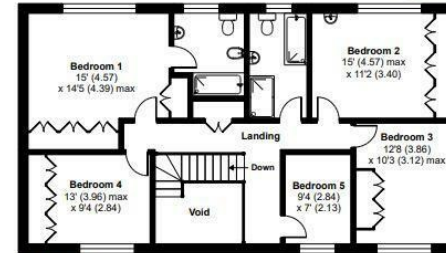
### Council Tax Band:

(Distances are straight line measurements from centre of postcode)

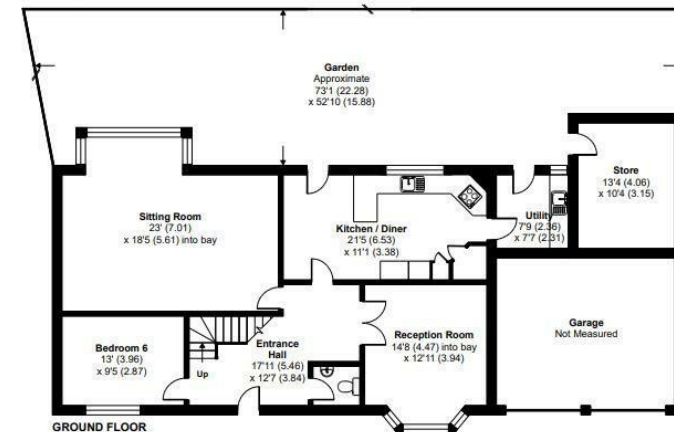


## Broadwood Avenue, Ruislip, HA4

Approximate Area = 2279 sq ft / 211.7 sq m (excludes garage / void)  
Store = 138 sq ft / 12.8 sq m  
Total = 2417 sq ft / 224.5 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024. Produced for Coopers. REF: 1166938



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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		
Less energy efficiency - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

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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