

Evelyn Avenue

Ruislip • Middlesex • HA4 8AR
Guide Price: £700,000



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Evelyn Avenue

Ruislip • Middlesex • HA4 8AR

A well presented two double bedroom detached bungalow perfectly located on a sought after road in North Ruislip, close to the area's local shops, transport facilities, schools and parks. Briefly the property comprises, two bedrooms, modern fitted kitchen, newly fitted bathroom, large private south facing rear garden with planning permission granted for a rear extension and parking for multiple cars.

Two bedroom

Detached bungalow

Garage

Large south facing private garden

Good condition throughout

Modern fitted kitchen

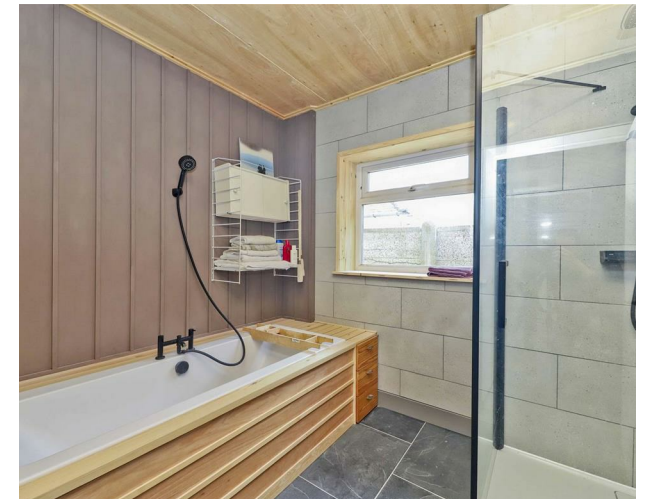
Newly fitted bathroom

Seperate WC

Sought after location

Planning permission granted

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

Evelyn Avenue is a sought-after tree lined road in North Ruislip situated close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops including Waitrose and a selection of restaurants including Café Rouge, Pizza Express and Zaza. Ruislip Train Station with its Metropolitan/Piccadilly lines can be found at the end of the high street. There are also a number of bus routes towards Ickenham, Uxbridge, Northwood and Eastcote nearby. Evelyn Avenue is also located within easy access to a number of popular schools including Whiteheath Nursery, Infants and Juniors and Bishop Ramsey Church of England Secondary School.

Description

A well presented two bedroom detached bungalow, which has been recently modernised including a rewire and new plumbing. When entering the property, you are greeted with an impressive entrance hall boasting natural slate flooring throughout. From the entrance hall is the large front aspect master bedroom with wood flooring as well as a second double bedroom, also off the hallway is the walk-in wardrobe. The family bathroom is newly fitted complete with a separate bath and shower, there is a separate WC. Towards the rear is the newly installed quality Italian kitchen, fitted with integrated neff/siemens appliance with a stainless steel worktop. There is also space for entertaining and dining, which leads to the conservatory. The conservatory is a sun trap for additional living space, which provides access to the rear garden and garage. This property offers tranquillity and privacy in a peaceful location within easy reach of all amenities. There is also planning permission granted for a rear extension creating further living space.

Outside

The front of the property has been paved providing off street parking for plenty of vehicles, with a mature tree for additional privacy and access to the garage. To the rear is a beautiful south facing rear garden mainly laid to lawn, with mature trees and shrubbery on either side there is a patio area and pathway leading down the garden. This garden is one of the largest in the road and not over looked offering maximum privacy.



Schools:

Coteford Infant & Junior School (0.15 miles)
Grangewood School (0.25 miles)
Bishop Ramsey CofE School (0.46 miles)



Train:

Ruislip Manor Station (0.80 miles)
Eastcote Station (0.91 miles)
Ruislip Station (1.3 miles)



Car:

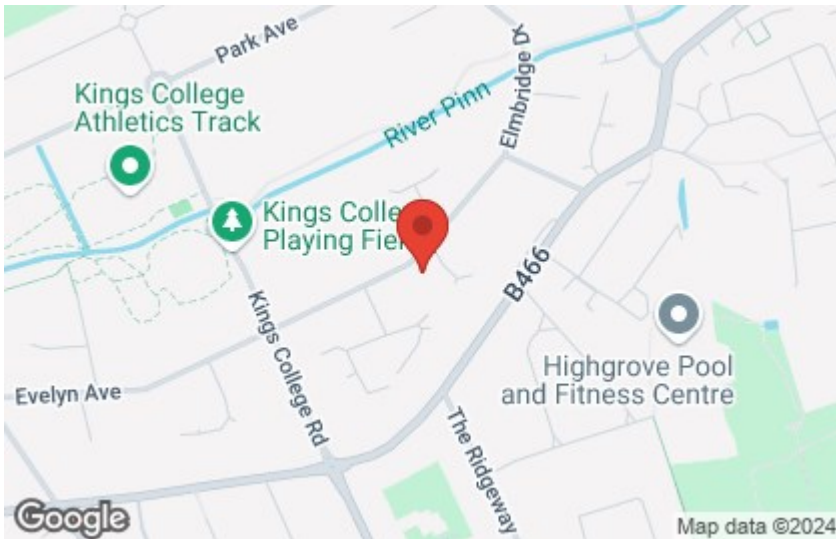
M4, A40, M25, M40



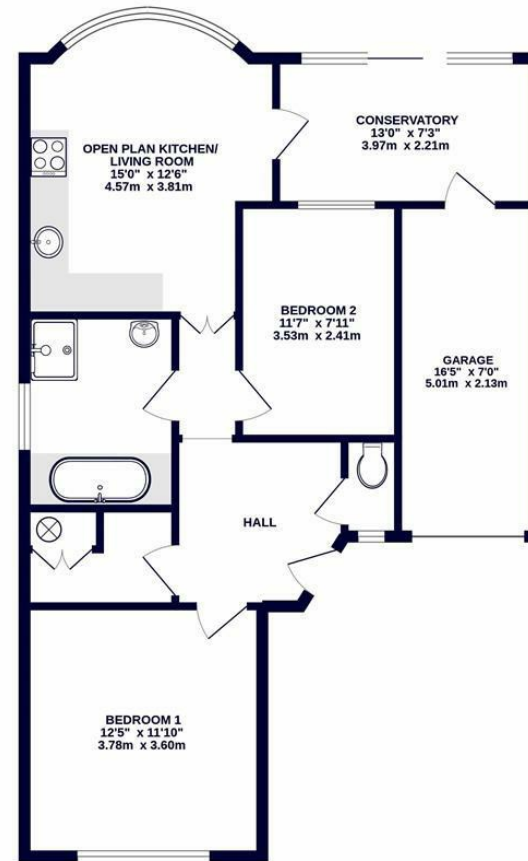
Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq ft. (76.0 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++ (95-100)		
A+ (85-94)		
A (75-84)		
B (65-74)		
C (55-64)		
D (45-54)		
E (35-44)		
F (25-34)		
G (15-24)		
Not energy efficient - higher running costs		
England & Wales	EU 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.