

# Herlwyn Avenue

Ruislip • • HA4 6HD  
Guide Price: £670,000



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est 1986

# Herlwyn Avenue

Ruislip • • HA4 6HD

We are delighted to bring to the market this much loved well presented two bedroom detached bungalow with light filled spacious interiors, extended living space and ample outdoor and storage space. The bungalow briefly comprises, two bedrooms, large kitchen and an extended living room. With a great opportunity to update, personalise and further extend this is a great home for the family, downsizers or investors alike.

TWO BEDROOM

DETACHED BUNGALOW

EXTENDED LIVING ROOM & KITCHEN

LARGE POTENTIAL TO EXTEND STPP

GARAGE

NO ONWARD CHAIN

OFF STREET PARKING

WALKING DISTANCE TO RUISLIP STATION

SOUGHT AFTER LOCATION

961 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

Situated on a quiet residential road, Herlwyn Avenue is perfectly positioned just moments from Ruislip High Street with its trendy eateries, restaurants and transport connections (Piccadilly/Metropolitan lines and Ruislip Gardens (Central Line/Br Connection). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the Home Counties.

## DESCRIPTION

This beautiful two bedroom detached bungalow boasts generously proportioned rooms throughout all of which are well presented and being offered with no chain. On entering the home via the entrance there is the porch, following that is the most warm and welcoming hallway which provides access, to the light filled front double bedroom with an toilet and sink. Following on through the hallway leads to the long extended living room with views and access to the garden. The second bedroom is accessed off the large living room, you then have the family bathroom that sits next to the kitchen. The extended kitchen offers a range of eye and low level units and access to the rear garden.

## OUTSIDE

The front of the property boasts off street parking as well as a garage for storage. The rear garden is beautifully presented with a large patio as well as the lawn area, there is also rear access to the garage. At the end of the garden there is a summer house/cabin offering a wealth of enjoyment for the summer months.



### Schools:

Sacred Heart Catholic Primary School 0.1 miles  
Ruislip High School 0.5 miles  
Bishop Ramsey School 1.4 miles



### Train:

Ruislip 0.2 miles  
Ruislip Manor 0.5 miles  
Ruislip Gardens 0.6 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

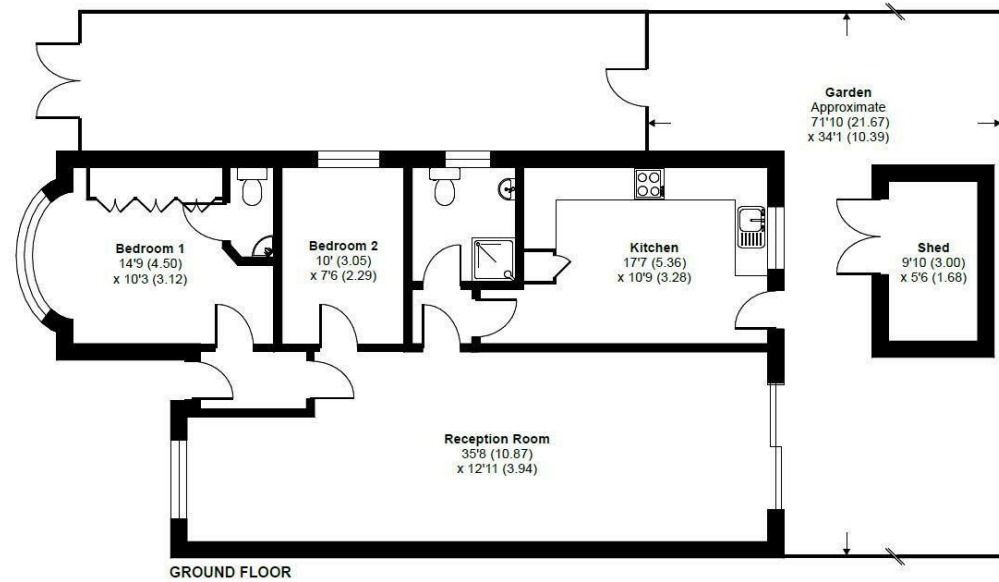
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(Distances are straight line measurements from centre of postcode)



## Herlwyn Avenue, Ruislip, HA4

Approximate Area = 907 sq ft / 84.3 sq m  
Outbuilding = 54 sq ft / 5 sq m  
Total = 961 sq ft / 89.3 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). ©nichecom 2024. Produced for Coopers. REF: 1175958



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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		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

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.