

# Myrtle Avenue

Ruislip • Middlesex • HA4 8SA

Guide Price: £1,100,000



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This impressive four-bedroom detached home comes to market in the heart of Ruislip, just a short walk from Eastcote and Ruislip high streets, offering convenient access to local amenities and excellent tube links. The property features two reception rooms, a stunning extended kitchen and dining area, and a spacious study with garage access. Upstairs, you'll find three double bedrooms and a family bathroom, while the loft conversion boasts a grand master suite with an ensuite and walk-in wardrobe. Ideal for families, this home combines modern living with a prime location.

Detached property

Four bedroom

Two receptions

Kitchen & dining room

Study

Family bathroom

Ensuite to master bedroom

Garden

Garage

Off street parking

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.







### Property

Welcome to this impressive four-bedroom detached home, thoughtfully extended to offer spacious and versatile living. As you step through the welcoming porch, you're greeted by a large, airy hallway that sets the tone for the rest of the property. The ground floor boasts two well-proportioned reception rooms, one of which features a beautiful bay window and a charming fireplace, perfect for cozy evenings. The heart of the home is the stunning extended kitchen and dining area at the rear, seamlessly blending modern design with functionality. Overlooking the well-maintained garden, this bright and open space is ideal for family meals and entertaining. Adjacent to the kitchen, you'll find a practical study, perfect for working from home, as well as access to the large garage. On the first floor, there are three double bedrooms, offering ample space for the whole family. A well-appointed family bathroom completes this level. The top floor reveals a luxurious master suite, with its generous proportions creating a true retreat. This grand bedroom features a private ensuite bathroom and a walk-in wardrobe, offering both comfort and convenience. With its blend of character, space, and modern amenities, this home is perfect for growing families seeking a property that caters to every need.

### Outside

To the front of the property the block paved driveway offers off street parking. The rear garden is mainly laid to lawn with surrounding trees and shrubs and a patio area for alfresco dining.

### Location

Myrtle Avenue is a quiet, tree lined residential road that is regarded as one of Eastcote's most sought after locations, where property rarely comes to the market. It is a 1-2 minute walk to Warrender Park and only a short stroll to Eastcote and Ruislip Manor shops, trendy eateries and transport. Eastcote and Ruislip Manor stations (Metropolitan/Piccadilly line) provide direct links to The City and Baker Street, while for the motorist London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Warrender School and Bishop Ramsey, along with a number of leisure facilities including Ruislip Golf Club, Highgrove and Riverside Health Club.



### 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 0.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

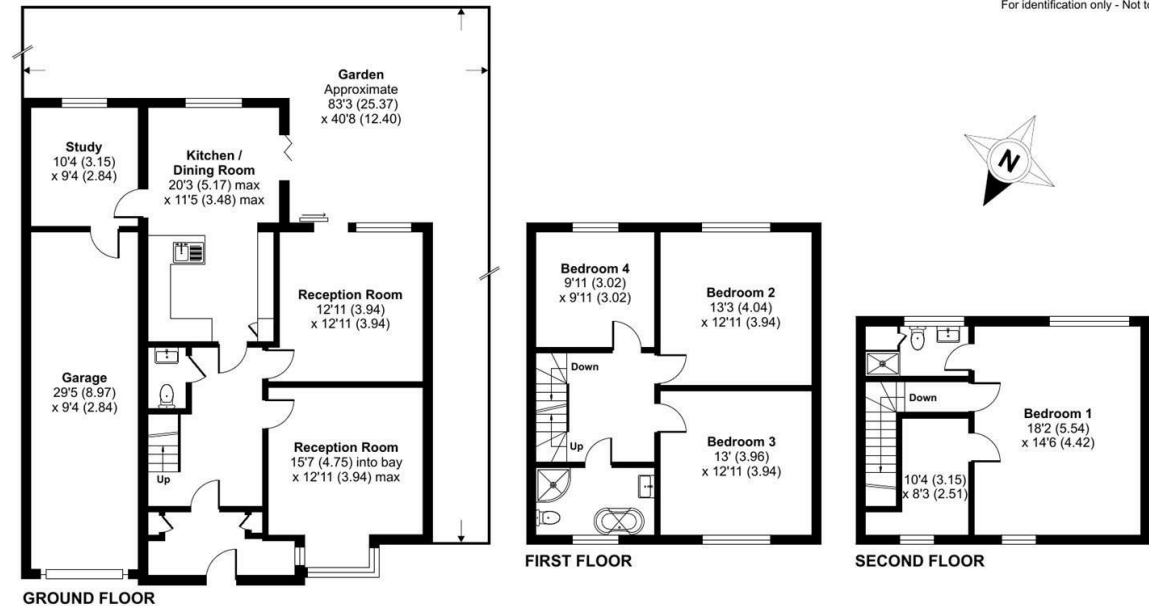
(Distances are straight line measurements from centre of postcode)



## Myrtle Avenue, Ruislip, HA4

Approximate Area = 1993 sq ft / 185.1 sq m  
Garage = 274 sq ft / 25.4 sq m  
Total = 2267 sq ft / 210.5 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). © nichecom 2024. Produced for Coopers. REF: 1180024



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Energy Efficiency Rating		Current	Target
Your energy efficiency - lower savings costs			
A	B	C	D
D	E	F	G
Not energy efficient - higher savings costs			
England & Wales		81	66

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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