

Park Avenue

Ruislip • Middlesex • HA4 7UL
Offers In Excess Of: £1,200,000



coopers
est 1986

Park Avenue

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Presenting an exceptional family home which has been extended, renovated and impressively designed to offer a superb residence in a sought after location, is this beautiful five bedroom property. Park Avenue is one of North Ruislip's most 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 Whiteheath nursery, infants, junior schools and Haydon Secondary school.

DETACHED

FIVE BEDROOMS

OPEN PLAN KITCHEN AND DINING

LIVING ROOM

SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO RUISLIP WOODS

UTILITY

GARAGE

OFF STREET PARKING

2020 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

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DESCRIPTION

Presenting an exceptional family home which has been extended, renovated and impressively designed to offer a superb residence in a sought after location, within close proximity to Ruislip Woods. Once inside the property, you are greeted by the large entrance hallway, which has access to all ground floor rooms. To the front aspect is the living room with the benefit of a large bay window and feature fireplace. Heading towards the rear is a superb open plan kitchen with fitted appliances and plenty of storage and worktop space. Leading into the impressive dining/family room which is ideal for a relaxed family living area, boasting double doors leading out to the garden, which allows the natural light to flood in. The ground floor also has the added benefit of a w.c and separate utility room/ garage. To the first floor, there are two double bedrooms and one single bedroom all with built-in wardrobes and a generous sized family bathroom. Rising to the second floor you are greeted with another double bedroom with ensuite with plenty of storage and a single bedroom.

OUTSIDE

The front of the property offers its own paved driveway, with a garage and side access. The secluded rear garden is laid to lawn with a large patio area perfect for entertaining.



Schools:

Bishop Ramsey Church of England Secondary 0.6 miles
Bishop Winnington-Ingram CofE Primary 0.8 miles
Whiteheath Junior 0.9 miles



Train:

Ruislip Manor 0.8 miles
Ruislip 0.9 miles
Eastcote 1.1 miles



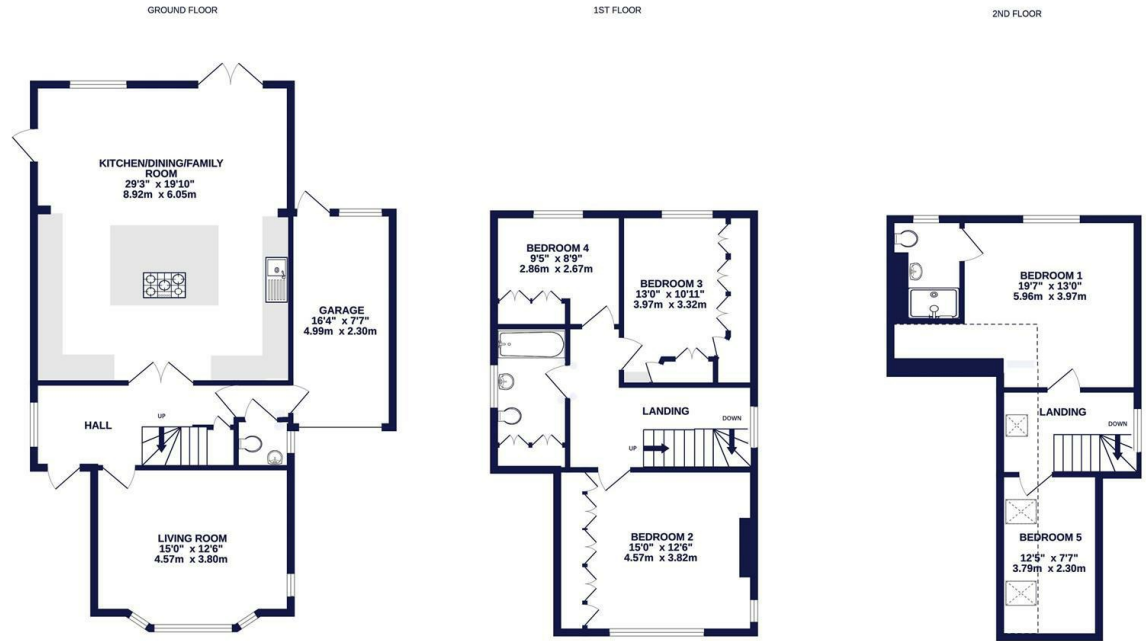
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 2020sq.ft. (187.7 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.