

Evelyn Avenue

Ruislip • Middlesex • HA4 8AQ

Guide Price: £1,325,000



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Located on the highly sought after Evelyn Avenue in Ruislip, this charming detached home offers spacious living across two floors. The ground floor features a generous living room, dining room, and a bright conservatory that opens to a beautifully landscaped rear garden, perfect for family gatherings. Upstairs, there are four well proportioned bedrooms, including a master bedroom with an en suite, offering comfort and privacy. The property also benefits from a garage and a driveway, providing ample parking. Coming to market with no onward chain, this is an excellent opportunity to acquire a delightful family home in a prime location.

Chain free

Detached property

Four bedrooms

Living room

Dining room

Kitchen and breakfast room

Garage

Garden

Off street parking

Sought after road

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

This beautiful property offers a thoughtfully designed layout across two floors, perfect for both family living and entertaining. On the ground floor, you are greeted by a spacious hallway that leads to a large and bright living room, ideal for relaxation or hosting guests. Adjacent to the living room, the elegant dining room provides a formal setting for meals, while the open-plan kitchen and breakfast room offer a more casual dining experience. The ground floor is further enhanced by a generous conservatory that brings in plenty of natural light and offers seamless access to the garden, creating a perfect indoor-outdoor living space. A garage completes the ground floor, adding both convenience and additional storage space. Upstairs, the first floor features four well proportioned bedrooms. The master bedroom offers an en-suite bathroom for added privacy and comfort, while the remaining three bedrooms share access to a modern family bathroom. Each bedroom benefits from ample natural light and built-in storage options. The property's layout is designed to offer both functionality and flexibility, making it an excellent choice for families or those looking for spacious living.

Outside

The property boasts a charming front garden, framed by a well-maintained hedge for added privacy. A paved driveway offers ample parking space and leads to the integrated garage, while a neat lawn adds a touch of greenery to the entrance. The traditional façade, with its brickwork and timber features, enhances the property's curb appeal, providing a welcoming first impression. The rear garden is a true oasis, featuring a spacious patio area ideal for outdoor dining and entertaining. Beyond the patio, the expansive lawn is bordered by mature trees and shrubs, offering a peaceful retreat with plenty of privacy. The carefully landscaped garden provides a vibrant array of plants and foliage, creating a serene environment perfect for relaxing or hosting family gatherings.

Location

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 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.



Schools:

Warrender Primary Schools (0.28 miles)
Bishop Ramsey Church of England School (0.45 miles)
Coteford Infant School (0.49 miles)



Train:

Ruislip Manor Station (0.6 miles)
Ruislip Station (0.6 miles)
Eastcote Station (1.0 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1602 sq.ft. (148.9 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 2381 sq.ft. (221.2 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	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A
Not energy efficient - higher running costs	
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.