

Whiteheath Avenue

Ruislip • Middlesex • HA4 7PR

Asking Price: £1,000,000



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This beautifully designed new-build offers spacious and contemporary living, perfect for families or professionals. The ground floor features a bright open-plan kitchen/dining area with bi-fold doors leading to the garden, a generous living room, a separate TV room, and a convenient WC. Upstairs, there are four well-sized bedrooms, including a main bedroom with an en-suite, plus a modern family bathroom. The property also benefits from a private rear garden and off-street parking. Located in a sought-after area, this stylish home is ideal for comfortable and modern living.

NEW BUILD

DETACHED

FOUR BEDROOMS

TWO EN SUITES

FAMILY BATHROOM

OPEN PLAN LIVING AND DINING ROOM

DOWNSTAIRS WC

SOUGHT AFTER LOCATION

OFF STREET PARKING

1650 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

Whiteheath Avenue is a sought after tree lined road in North Ruislip opposite Whiteheath School, also close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops and restaurants. Ruislip train station with its Metropolitan/Piccadilly Line can be found at the end of the High Street.

DESCRIPTION

Located in the highly desirable Whiteheath Avenue, this beautifully designed modern new-build offers spacious and comfortable living, perfect for families or professionals. With a thoughtful layout and high-quality finishes throughout, this home provides everything needed for modern living. As you step inside, a welcoming entrance hall leads to a bright and spacious open-plan kitchen and dining area. This stylish space is fitted with modern appliances, sleek cabinetry, and ample worktop space, making it ideal for cooking and entertaining. Large bi-fold doors open out to the rear garden, bringing in plenty of natural light and creating a seamless indoor-outdoor flow. The living room is a comfortable and inviting space, perfect for relaxing, with large windows allowing for plenty of natural light. A separate TV room provides a versatile space that could be used as a snug, study, or playroom. A downstairs WC completes the ground floor. Upstairs, the main bedroom is a generous and peaceful retreat, complete with an en-suite bathroom. Three further well-sized bedrooms, one with en suite, provides plenty of space for family or guests. A modern family bathroom, fitted with high-quality fixtures, serves the additional bedrooms.

OUTSIDE

The property also benefits from a well-maintained garden, mostly laid to lawn, ideal for outdoor dining and relaxation. A shared driveway offers, off-street parking for multiple cars, adds further convenience.



Schools:

Whiteheath Junior School (0.01 miles)
 Bishop Winnington-Ingram CofE Primary School (1.05 miles)
 Warrender Primary School (1.13 miles)



Train:

West Ruislip Station (0.7 miles)
 Ruislip Station (1.0 miles)
 Ickenham Station (1.2 miles)



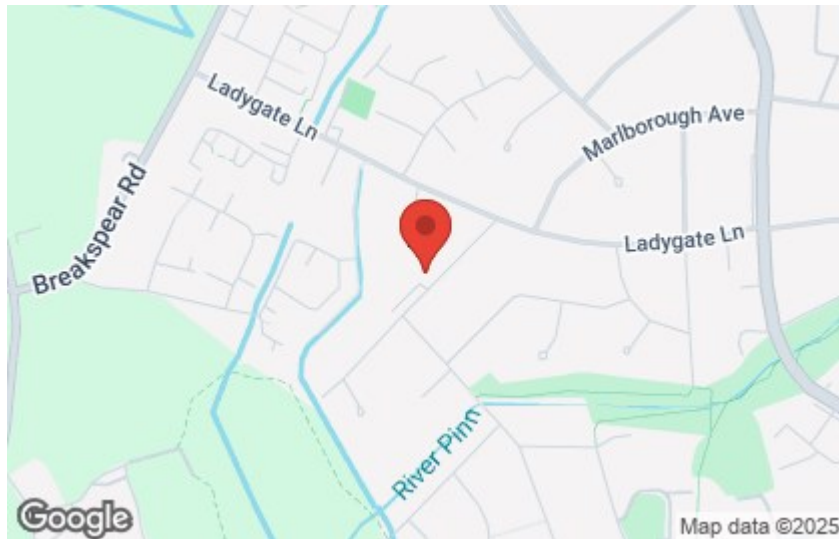
Car:

M4, A40, M25, M40

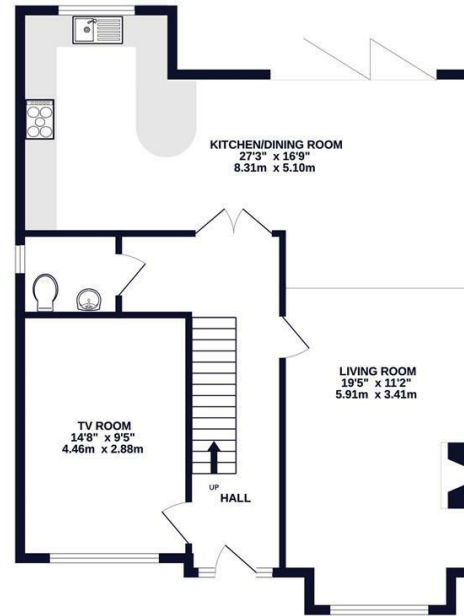


Council Tax Band:

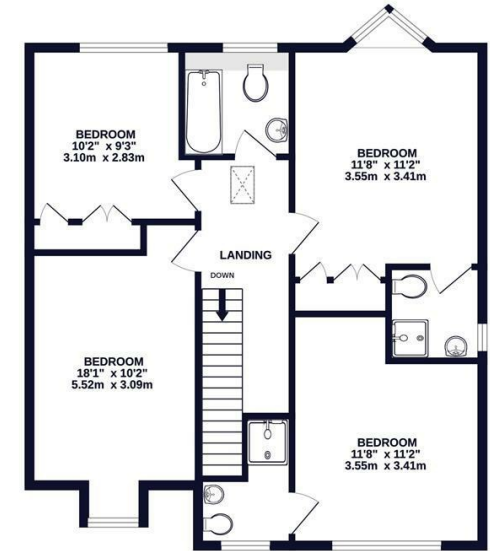
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 870 sq.ft. (80.8 sq.m.) approx.



1ST FLOOR
 780 sq.ft. (72.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1650sq.ft. (153.3 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			
Energy efficient - lower running costs		Current	Potential
A			
B			
C			
D			
E			
F			
G			
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.