

Fairfield Avenue

Ruislip • Middlesex • HA4 7PH
Offers In Excess Of: £830,000



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Fairfield Avenue is ideally positioned close to local amenities, excellent schools, and convenient transport links, making it a highly sought-after location for families and professionals alike. With its modern interiors and ready-to-move-in condition, this exceptional bungalow is sure to impress.

THREE BEDROOMS

DETACHED BUNGALOW

BEAUTIFULLY PRESENTED THROUGHOUT

SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO WHITEHEATH SCHOOL

EN SUITE

LARGE GARDEN

SUMMER HOUSE

OFF STREET PARKING

1261 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

Fairfield Avenue is a sought after residential road a 10 minute walk from the bustling High Street where there a vast number of shops and restaurants including Waitrose, Granero Lounge and Pizza Express. For the motorist, there are excellent connections to central London and the Home Counties via the M25 and M40. Commuters are well suited with a choice of London Underground stations in the area. Ruislip Station is approximately half a mile away and offers easy connections into the city via the Metropolitan or Piccadilly lines. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Whiteheath Infant and Juniors.

DESCRIPTION

We are delighted to present this beautifully appointed three-bedroom extended, detached bungalow on the highly desirable Fairfield Avenue. Situated in a sought-after residential location, this charming home offers contemporary living throughout and is perfect for those seeking a modern and versatile space. The property boasts a bright and spacious living/dining room, providing the ideal setting for relaxing and entertaining. The large windows flood the room with natural light, creating a warm and inviting atmosphere. The modern kitchen is thoughtfully designed with ample storage, integrated appliances, and direct access to the garden, making it a practical and stylish hub for the home. There are three well-proportioned bedrooms, including a generous master bedroom with a beautiful bay window. The additional bedrooms offer flexibility, whether for family, guests, or use as a home office. A contemporary family bathroom and an additional ensuite shower room enhances the convenience and comfort of this stunning property.

OUTSIDE

Outside, the property benefits from a beautiful private garden mostly laid to lawn, perfect for outdoor living. A detached summer house offers further potential as a home office, gym, or additional entertaining space. There is also ample off-street parking to the front of the property.



Schools:

Whiteheath Infant and Junior School (0.1 miles)
 Bishop Winnington-Ingram CofE Primary School (0.3 miles)
 Bishop Ramsey Church of England School (1.3 miles)



Train:

West Ruislip Station (0.9 miles)
 Ruislip Station (1.0 miles)
 Ickenham Station (1.4 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
 114 sq. ft. (10.6 sq.m.) approx.



GROUND FLOOR
 1147 sq. ft. (106.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1261 sq. ft. (117.2 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 | Current | Target |
| A++ (95-100) | | |
| A+ (85-95) | | |
| A (75-85) | | |
| B (65-75) | | |
| C (55-65) | | |
| D (45-55) | | |
| E (35-45) | | |
| F (25-35) | | |
| G (15-25) | | |
| 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.