

# Beechwood Avenue

Ruislip • Middlesex • HA4 6EQ

Guide Price: £365,500



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est 1986



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This charming first floor maisonette offers a bright and spacious interior with two well-proportioned bedrooms, a separate lounge, and a modern kitchen with direct access to a private garden. The beautifully maintained outdoor space features a mix of lawn, patio, and decking, along with a powered and lit shed for additional storage or workspace. Situated on a quiet residential road, the property is just moments from Ruislip's vibrant high streets, offering excellent transport links via the Metropolitan, Piccadilly, and Central lines. With its own private entrance and a sought after location, this home is perfect for first time buyers, investors, or those looking to downsize.

First floor maisonette

Two bedrooms

Living room

Kitchen

Family bathroom

Garden

Long lease

Close to tube links

Peaceful location

Viewing recommended

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

Situated in a sought after residential location, this delightful two-bedroom first-floor maisonette offers a perfect blend of comfort and convenience. Boasting its own private entrance, the property welcomes you with a bright and airy lounge, ideal for relaxing or entertaining. The separate kitchen is well appointed with modern fittings and provides direct access to a private garden area, offering a lovely outdoor retreat. Two well proportioned bedrooms provide ample living space, with the principal bedroom featuring a charming bay window that enhances natural light. The home is completed by a well presented family bathroom.

### Outside

This charming first-floor maisonette boasts fantastic kerb appeal with its stylish brick façade, private entrance, and a well-maintained front garden. The property enjoys a peaceful residential setting while remaining within easy reach of local amenities and transport links. To the rear, the maisonette benefits from a beautifully presented private garden, designed for both relaxation and entertaining. Featuring a mix of lawn, paved, and decked areas, the space is perfect for outdoor dining, children's play, or simply unwinding. A versatile shed with built-in lighting and power adds excellent storage or workspace potential, making this outdoor retreat both practical and inviting.

### Location

Beechwood Avenue is nestled on a tranquil residential street, offering convenient proximity to Ruislip High Street. Enjoy quick access to trendy eateries, restaurants, and excellent transport links, including the Piccadilly and Metropolitan lines, as well as the Central Line via Ruislip Gardens. For motorists, the A40/Western Avenue is just a short drive away, providing seamless routes into Central London and the Home Counties.



### Schools:

Sacred Heart Catholic Primary School 0.2 miles  
 Ruislip Gardens Primary School 0.4 miles  
 Ruislip High School 0.5 miles



### Train:

Ruislip 0.3 miles  
 Ruislip Manor 0.5 miles  
 Ruislip Gardens 0.6 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

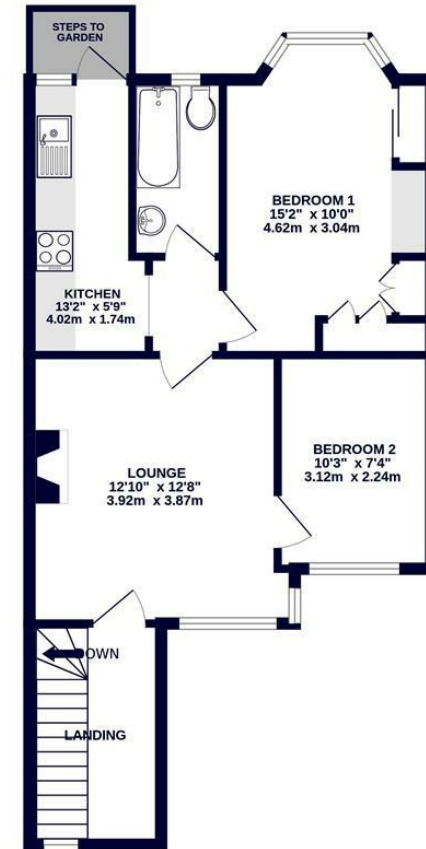
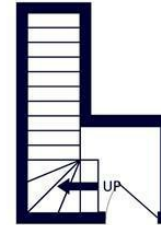
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(Distances are straight line measurements from centre of postcode)



ENTRANCE FLOOR

1ST FLOOR



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+ (85-94)		
A (75-84)		
B (65-74)		
C (55-64)		
D (45-54)		
E (35-44)		
F (25-34)		
G (1-24)		
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.