

Evelyn Avenue

Ruislip • Middlesex • HA4 8AJ

Asking Price: £1,100,000



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A spacious three-bedroom home offering well-designed living space across two floors. The ground floor features a bright dining room with a bay window, a generous living room leading into a charming conservatory, and a well-appointed kitchen/breakfast room with garden access. A convenient ground floor WC and an attached garage add practicality. Upstairs, the first floor comprises three sizable bedrooms and a stylish family bathroom with a bathtub and separate shower. Outside, the property boasts a private rear garden, ideal for relaxation and entertaining, along with off-road parking. Conveniently located close to local amenities and transport links.

THREE BEDROOM

DETACHED

DINING ROOM

LIVING ROOM

KITCHEN

DOWNSTAIRS WC

LARGE AND SPACIOUS GARDEN

SOUGHT AFTER LOCATION

GARAGE

1761 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

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 Browns, 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.

DESCRIPTION

This beautifully designed two-story home offers a spacious and well-thought-out layout, perfect for comfortable family living. The ground floor features a welcoming entrance hall leading to a bright dining room with a bay window, a generous living room that connects seamlessly to a charming conservatory, and a well-appointed kitchen/breakfast room with direct access to the garden. A convenient ground floor WC and an attached garage provide additional practicality. Upstairs, the first floor comprises three generously sized bedrooms, including a spacious master bedroom and a second large double bedroom, along with a well-proportioned third bedroom suitable for various uses. A luxurious family bathroom with a bathtub, separate shower, and elegant fittings completes this level. With its blend of functional living spaces and stylish design, this home is ideal for modern family life.

OUTSIDE

To the front, there is a neatly landscaped garden and a driveway providing off-road parking for vehicles, completed with an area of lawn. The home is conveniently located close to local amenities, schools, and excellent transport links, making it an ideal choice for families. The rear is a tranquil haven, boasting a generous patio area perfect for alfresco dining and entertaining. Beyond the patio, a sprawling lawn, framed by mature trees and lush shrubs, ensures privacy and serenity. Thoughtfully landscaped, the garden showcases a rich variety of plants and greenery, crafting an inviting space for relaxation or hosting memorable family gatherings.



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)



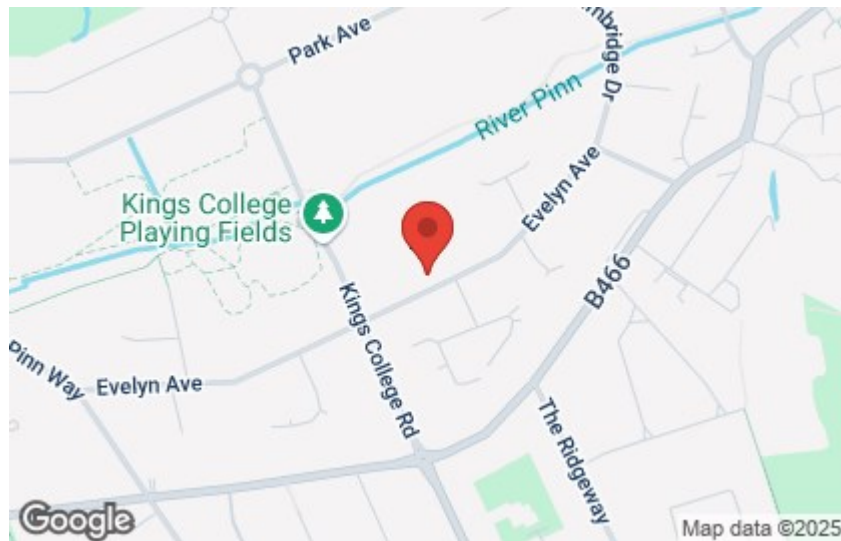
Car:

M4, A40, M25, M40

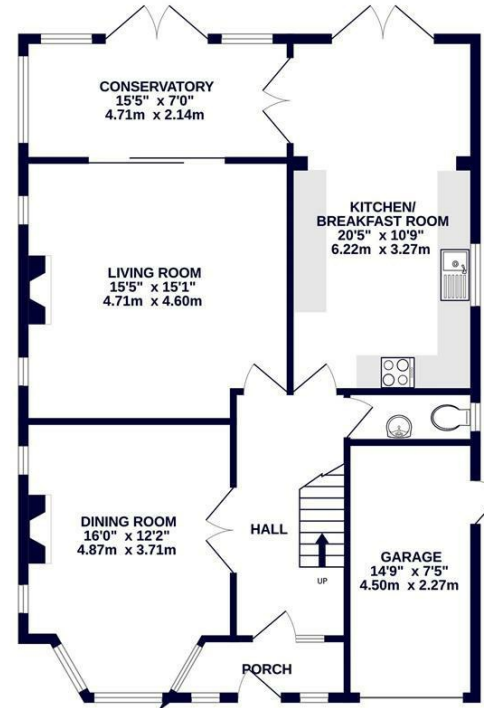


Council Tax Band:

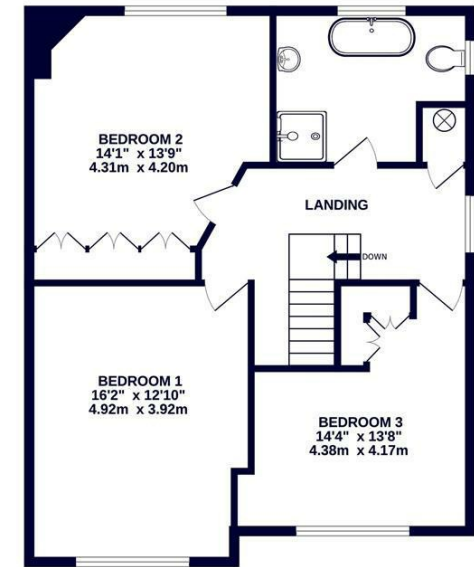
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
 785 sq.ft. (72.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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		
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.