

# Park Avenue

Ruislip • Middlesex • HA4 7UJ

Asking Price: £975,000



coopers  
est 1986

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Ruislip • Middlesex • HA4 7UJ

Park Avenue is one of North Ruislip's most sought after residential roads close to Kings College playing fields and Ruislip Woods as well as being located within easy reach of Ruislip High Street and its Metropolitan/Piccadilly line station which provides regular connections to Baker Street and the City. There are a number of highly regarded schools in close proximity including Whiteheath nursery, infants, junior schools and Haydon Secondary school.

DETACHED

THREE BEDROOMS

KITCHEN

DINING

DOWNSTAIRS WC

SOUGHT AFTER LOCATION

GARAGE

MODERN THROUGHOUT

CLOSE PROXIMITY TO RUISLIP WOODS

1373 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**

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### **DESCRIPTION**

Located on the sought-after Park Avenue, this beautifully presented detached home offers stylish and spacious living ideal for modern families. The ground floor features a welcoming entrance hall, a bright and airy living room with a front-facing bay window, and a stunning open-plan kitchen/diner with contemporary units, integrated appliances, and French doors leading to the rear garden. A convenient downstairs WC and access to an integrated garage complete the ground level. Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom, along with a modern family bathroom

### **OUTSIDE**

To the front there is space for off street parking. The back garden is mostly laid to lawn with an additional pebbled area at the rear. A separate outbuilding in the garden provides additional flexible space, perfect for a home office, gym, or summer retreat. This charming home combines comfort, practicality, and elegance in a prime location.



### Schools:

Bishop Ramsey Church of England Secondary 0.6 miles  
Bishop Winnington-Ingram CofE Primary 0.8 miles  
Whiteheath Junior 0.9 miles



### Train:

Ruislip Manor 0.8 miles  
Ruislip 0.9 miles  
Eastcote 1.1 miles



### Car:

M4, A40, M25, M40



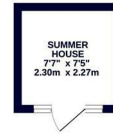
### Council Tax Band:

G

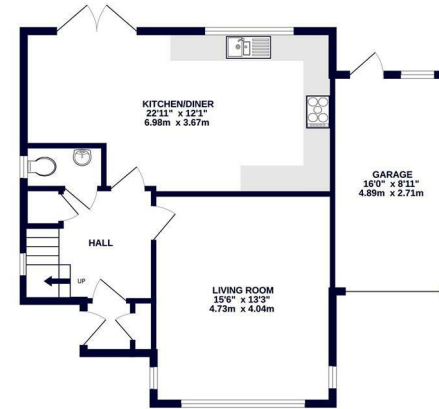
(Distances are straight line measurements from centre of postcode)



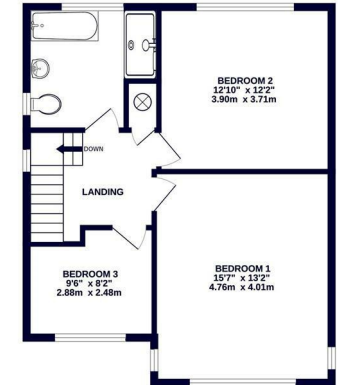
OUTBUILDING  
SCALE (22.5x11) approx.



GROUND FLOOR  
SCALE (22.5x11) approx.



1ST FLOOR  
SCALE (22.5x11) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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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01895 625 625

126-128 High Street, Ruislip,  
Middlesex, HA4 8LL

ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating	
Grade	Approximate energy saving costs
A	Very energy efficient - lower running costs
B	Energy efficient - lower running costs
C	Decent energy efficiency - lower running costs
D	Decent energy efficiency - lower running costs
E	Decent energy efficiency - lower running costs
F	Decent energy efficiency - lower running costs
G	Decent energy efficiency - lower running costs
Not energy efficient - higher running costs	
England & Wales	

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.