

Park Avenue

Ruislip • Middlesex • HA4 7UJ

Asking Price: £975,000



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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

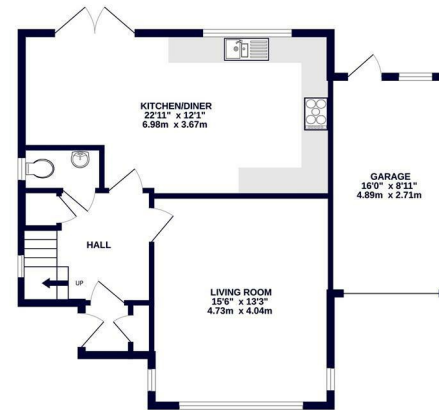
(Distances are straight line measurements from centre of postcode)



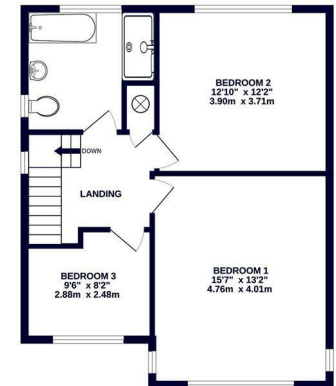
OUTBUILDING
36'x16' (10.9 x 4.9m) approx.



GROUND FLOOR
72'x16' (21.9 x 4.9m) approx.



1ST FLOOR
90'x16' (27.4 x 4.9m) approx.



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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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (81-82)		
C+ (78-80)		
C (75-77)		
D (72-74)		
E (69-71)		
F (66-68)		
G (63-65)		
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.