

# Broadwood Avenue

Ruislip • Middlesex • HA4 7XP

Asking Price: £1,200,000



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Ruislip • Middlesex • HA4 7XP

A substantial four bedroom detached residence, offering expansive scope for extension in one of Ruislip's most premier roads. To the ground floor, an imposing and wide hallway provides access to several rooms including a 12ft dining room, a spacious living room with access to the garden offering an abundance of light with fantastic views of the garden, a 17ft kitchen/breakfast room and a W.C. The first floor consists of four bedrooms, two of which are fitted with bespoke wardrobes and a family bathroom. This family home is very special and offers a lifestyle of undeniable charm and possibility with scope to personalise located on one of the most sought after roads in the heart of Ruislip.

Substantial Detached House

Four Bedrooms

17ft Kitchen/Breakfast Room

17ft Lounge/Living Area

Highly Sought After Location

Dining Room

Downstairs WC

Immense Scope For Extension

South Facing Garden

Off Street Parking & Garage

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**

Probably Ruislip's most desirable road, Broadwood Avenue is a quiet and leafy road where properties rarely come to the market. It is located a short walk from Ruislip High Street and its array of shops, cafes and transport facilities (Piccadilly/Metropolitan lines). For the motorist, the A40 and M25 with their links to London and the Home Counties are a short drive away. For families it is conveniently located from a number of highly regarded schools. King's College playing fields and Ruislip's Nature reserve are a short stroll away, along with a number of leisure facilities including Ruislip Golf Club.

### **Description**

Perfectly placed on a residential road that is classed as one of North Ruislip's most prestigious locations is this stunning four bedroom detached house. Totalling just over 1500 sqft, the accommodation is arranged over two floors and offers immense scope for extension. Once inside the home on the ground floor there is a welcoming entrance hall leading to the front aspect 12ft dining room. To the left, a 17ft through-lounge/living area offers picturesque views over the garden and boasts a coal effect gas fireplace as a centerpiece. The 17ft kitchen/breakfast room offers a well equipped, light filled space with a wealth of storage and is located to the rear left hand side to the rear of the property and flows effortlessly into the garden. The ground floor also benefits from a WC. Upstairs on the first floor the landing area leads to four bedrooms which are all of good size and is completed by a family bathroom.

### **Outside**

To the front of the property there is a part paved part lawned driveway providing off street parking for multiple vehicles and a garage for storage or a small car. The rear of the property consists of a paved patio area which leads to a large lawned south facing garden with mature trees and shrubs surrounding offering complete privacy to enjoy in the summer months.





### Schools:

Whiteheath Nursery, Infant & Junior School 0.7 miles  
Bishop Ramsey Church of England School 1 mile  
Haydon School 1.3 miles



### Train:

Ruislip 1.2 miles  
West Ruislip 1.4 miles  
Ruislip Manor 1.5 miles



### Car:

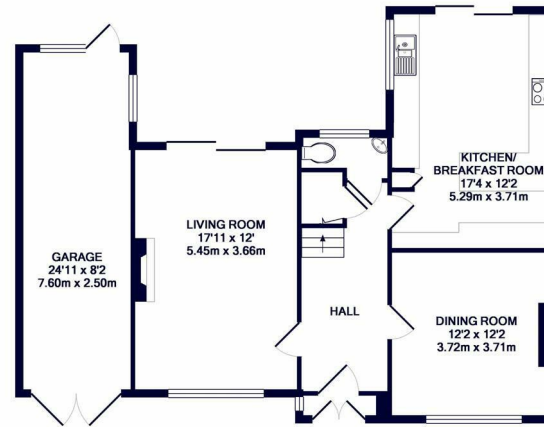
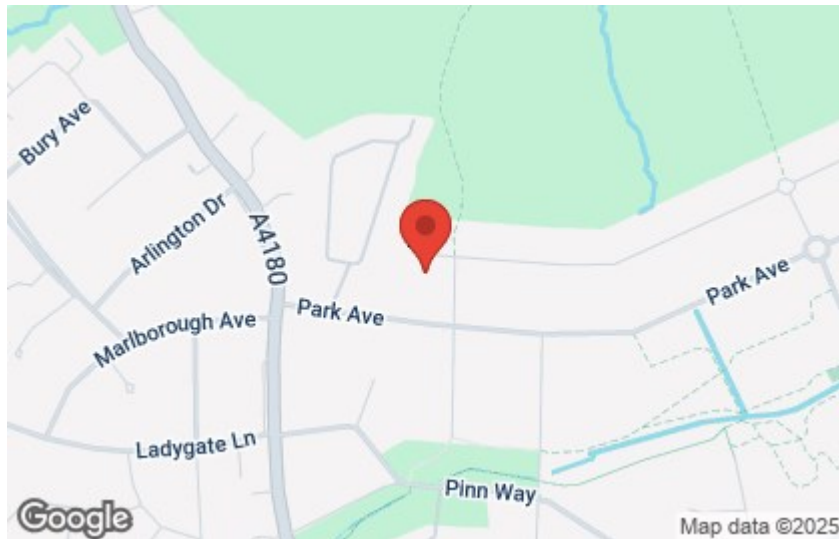
M4, A40, M25, M40



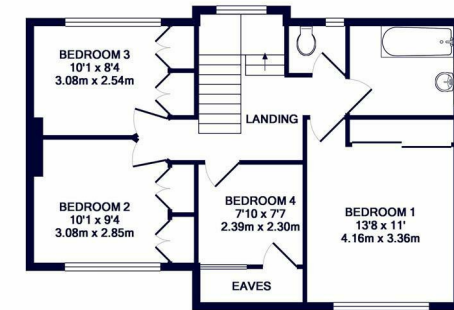
### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 906 SQ. FT.  
(84.2 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 602 SQ. FT.  
(55.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 1508 SQ. FT. (140.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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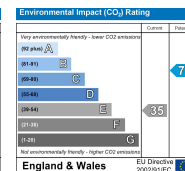
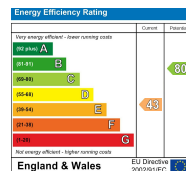
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.