

# Park Avenue

Ruislip • Middlesex • HA4 7UR

Guide Price: £1,400,000



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This exceptional five bedroom, four bathroom detached home is set on one of Park Avenue, just moments from the High Street, excellent transport links, and green open spaces. Showcasing Italian-inspired design, the interior features elegant tiled flooring and bespoke wood panelling, with expansive living areas ideal for family life and entertaining. The beautifully landscaped rear garden includes a spacious patio and artificial lawn, while the front carriage driveway is secured by electric gates. With versatile accommodation across two floors, this property offers a rare blend of style, space, and convenience in a prime location.

Detached property

Five bedrooms

Four bathrooms

Open plan living and dining room

Kitchen

Conservatory

utility room

Low maintenance garden

Gated carriage driveway

Sought after road

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

Set on one of Ruislip's most prestigious roads, this elegant family home effortlessly blends refined architecture with warm Italian influences. From the moment you step inside, you're greeted by beautifully tiled flooring that flows throughout the ground floor, reflecting a Mediterranean charm that continues in the handcrafted wooden panelling that gracefully frames the staircase. The ground floor offers exceptional living and entertaining space, with a grand open-plan living/dining room that seamlessly connects to a bright and expansive conservatory – the perfect spot for hosting or relaxing with views over the garden. The kitchen/breakfast room is equally impressive, combining functionality with style and offering direct access to a practical utility area. A versatile study and a generously proportioned ground floor bedroom with nearby bathroom complete the lower level, making it ideal for guests or multi-generational living. Upstairs, the home continues to impress with three well-appointed bedrooms, including a luxurious principal suite and two further bedrooms, offering both privacy and convenience for family life. The home also benefits from an integrated garage and additional external store. This is a property that has been thoughtfully designed and meticulously maintained, offering a unique opportunity to own a home of distinction in the heart of Ruislip.

### Outside

Occupying a generous plot, this striking home is set behind electric gates on a beautifully designed carriage driveway that offers both privacy and kerb appeal. The attractive frontage combines character brickwork with gable accents and manicured borders, giving a warm welcome from the outset. To the rear, the property opens up to a private and low-maintenance garden, thoughtfully landscaped for outdoor living and entertaining. A large patio area provides ample space for dining and relaxing, while the lush central artificial lawn is bordered by mature planting and hedging for seclusion. At the far end of the garden, a practical storage shed offers additional convenience, ideal for garden tools or seasonal storage. This beautifully presented exterior perfectly complements the elegance found within, creating a truly impressive family home inside and out.

### Location

Park Avenue stands out as one of Ruislip's most sought-after streets, just a short stroll from the vibrant High Street, brimming with a plethora of shops, restaurants, and transport links. Nearby attractions include Ruislip Woods, Kings College playing fields, and various leisure amenities such as Highgrove swimming pool and Ruislip Bowls Club. Commuters benefit from easy access to central London via the M40 and M25, while Ruislip Station, conveniently located at the High Street's end, provides swift connections to Baker Street, Aldgate, Uxbridge, and Harrow. West Ruislip station, serviced by both tube and train lines, offers a direct route to Marylebone Station in approximately 25 minutes. Families are well-served by a selection of esteemed schools catering to children of all ages within close reach.



### Schools:

Coteford Infant & Junior School (0.12 miles)  
 Grangewood School (0.23 miles)  
 Bishop Ramsey CofE School (0.44 miles)



### Train:

Ruislip Manor Station (0.82 miles)  
 Eastcote Station (0.91 miles)  
 Ruislip Station (1.3 miles)



### Car:

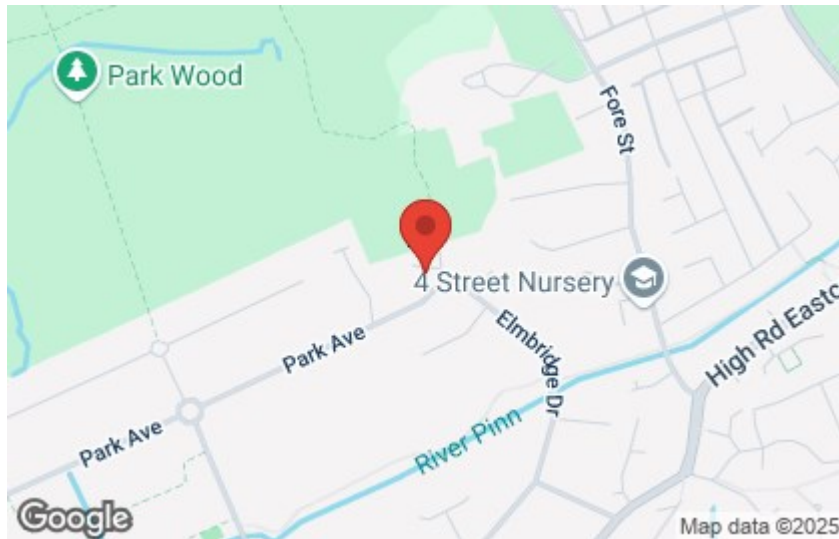
M4, A40, M25, M40



### Council Tax Band:

G

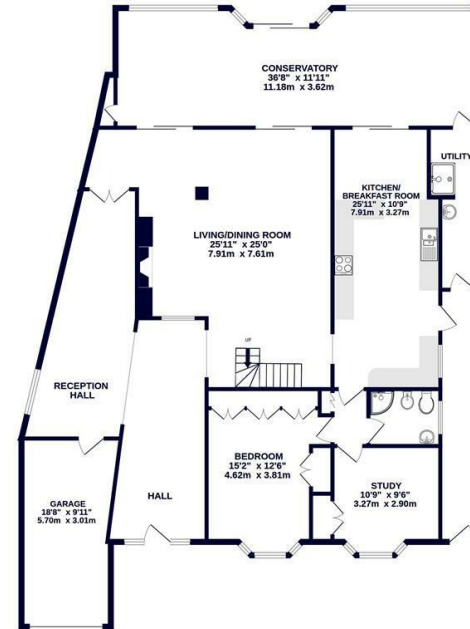
(Distances are straight line measurements from centre of postcode)



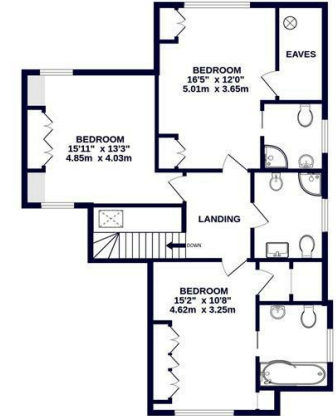
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TOTAL FLOOR AREA: 3212 sq.ft. (298.4 sq.m.) approx.

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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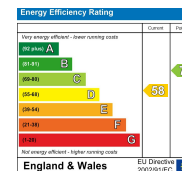
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