

Park Avenue

Ruislip • • HA4 7UQ

Guide Price: £900,000



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This delightful three bedroom detached home offers an ideal setting for family living, blending classic charm with spacious interiors and a beautifully maintained garden. Situated on a sought-after residential street, the property enjoys excellent curb appeal with a traditional facade, red accents, and a private driveway leading to an integrated garage.

THREE BEDROOM

DETACHED

GARAGE

POTENTIAL TO EXTEND STPP

LARGE PRIVATE REAR GARDEN

OFF STREET PARKING

UTILITIES ROOM

SOUGHT AFTER LOCATION

CLOSE PROXIMITY TO RUISLIP WOODS

1262 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.





LOCATION

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.

DESCRIPTION

The ground floor boasts generous living areas, including a bright and welcoming front reception room, a versatile sitting room with French doors opening to the rear garden, and a practical kitchen with garden access. Additional conveniences include a utility room and ground floor WC, perfectly catering to the needs of a busy household.

Upstairs, the home features three well-proportioned bedrooms, including a spacious principal bedroom overlooking the rear garden. A family bathroom and separate WC complete the first floor, providing ample facilities for modern family life.

OUTSIDE

The rear garden is a standout feature, offering a lush, secluded retreat framed by mature planting. A paved patio area provides the perfect spot for al fresco dining and summer entertaining, while the expansive lawn offers plenty of space for play and relaxation. At the front there is a private driveway leading to an integrated garage.



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:

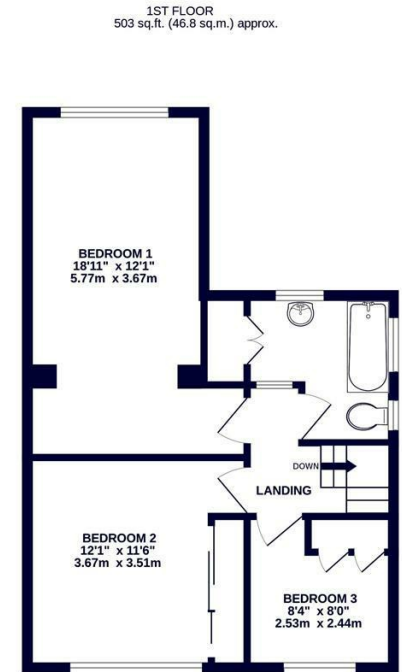
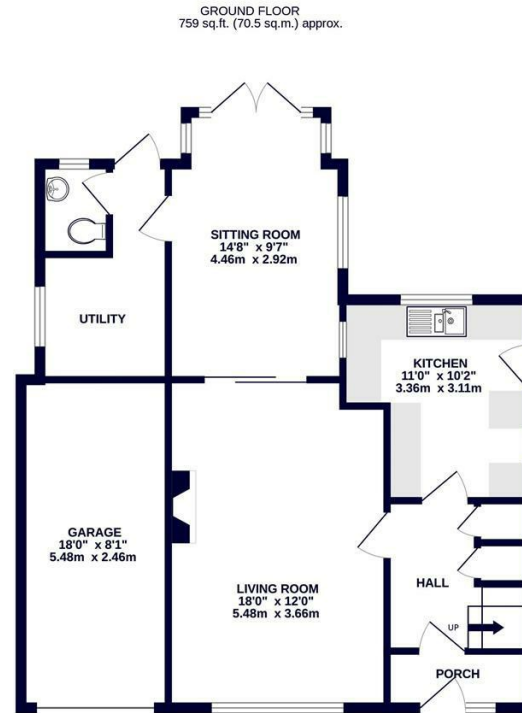
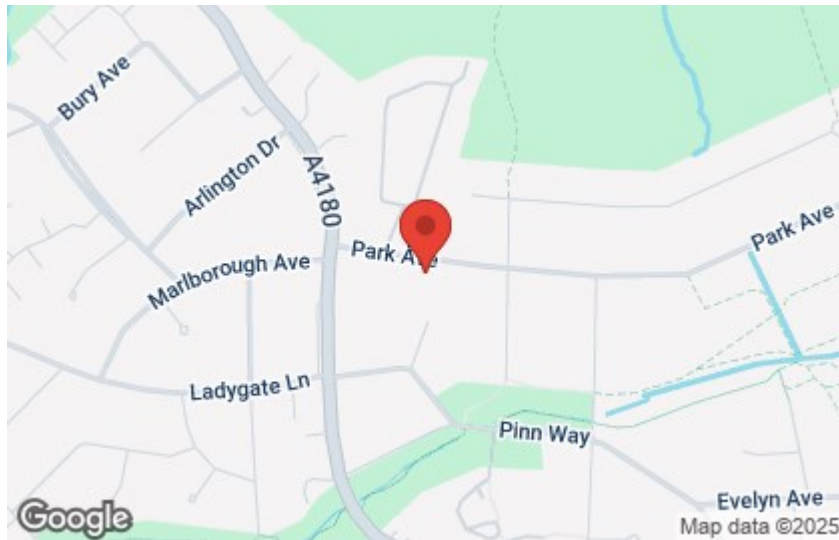
M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA : 1262 sq.ft. (117.3 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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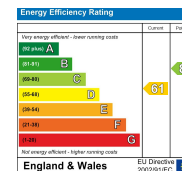
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01895 625 625

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

ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk



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