

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

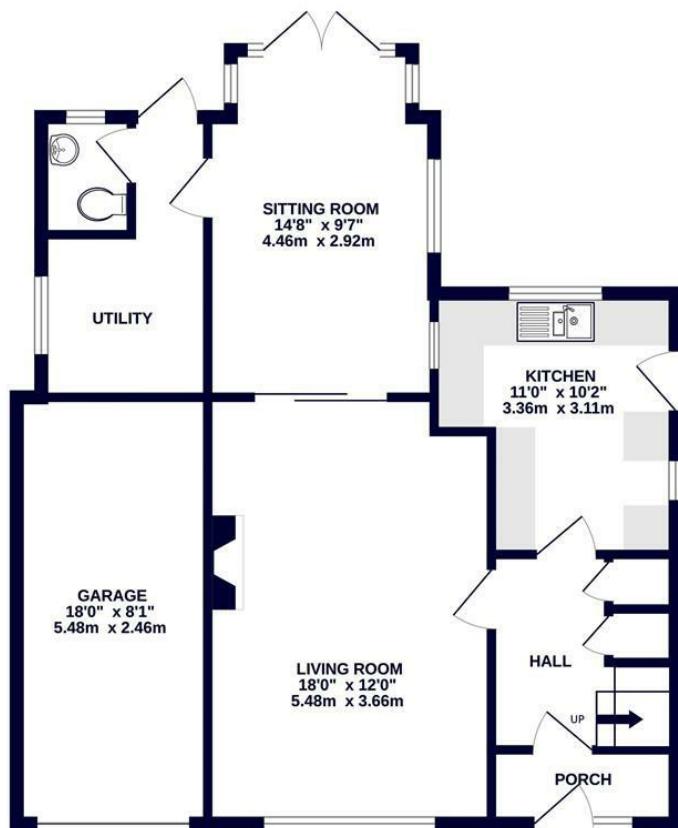
1262 SQ.FT

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.





GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.8 sq.m.) approx.



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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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
80-81 A	A
82-83 B	B
84-85 C	C
86-87 D	D
88-89 E	E
90-91 F	F
92-93 G	G
More energy efficient - higher running costs	
EU 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.