

# Broadwood Avenue

Ruislip • Middlesex • HA4 7XR

Asking Price: £1,500,000



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Enjoying a highly desirable and sought after position on Ruislip's premier road, this beautifully presented six bedroom detached residence offers enormous appeal and is finished to the highest standards. Set on a large plot, it boasts the most impressive garden backing on to Ruislip Woods Nature Reserve and also offers further opportunity to develop and personalise. Ruislip High Street is a stroll away as well as Ruislip's excellent transport links.

SIX BEDROOM

DETACHED

UTILITY

OPEN PLAN KITCHEN / DINING ROOM

MODERN THROUGHOUT

THREE EN SUITES

OFFICE ROOM

SOUGHT AFTER LOCATION

PRIME LOCATION

2391 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

Situated on undoubtedly one of Ruislip's most desirable roads, Broadwood Avenue is a peaceful, tree lined road where properties rarely come to the market. It is located a short walk from Ruislip High Street and its array of shops, cafés and restaurants with excellent nearby transport facilities (Piccadilly/Metropolitan lines). For the motorist, the A40/M25 with its links to London, Heathrow and Oxford is a short drive away. Conveniently located are a number of highly regarded schools including St Helen's School and Merchant Taylors. King's College playing fields, Ruislip's Nature reserve and the Ruislip Lido are a short walk away along with a number of leisure facilities.

## DESCRIPTION

Upon entering the home, you are greeted by a spacious and welcoming entrance hall which sets the tone for the elegant accommodation throughout. A generously proportioned office, perfect for those working from home, is located to the front of the ground floor. While connected to the main structure of the house, it is accessed independently via its own private entrance at the front of the property and access to the rear, offering privacy and flexibility for work or studio use. A stylish guest cloakroom and additional sink area completes this space. The main living room, positioned at the rear, is a substantial space ideal for entertaining or relaxing with family. It connects seamlessly with the heart of the home, a spectacular open-plan kitchen, dining, and family room that spans the full width of the property. Designed for modern living, this room is flooded with natural light from large rear-facing openings and boasts high-spec integrated appliances, ample storage, and plenty of room for both dining and lounging. A separate utility room and attached store provide practical, tucked-away functionality. On the first floor, the property continues to impress with five well-appointed bedrooms. The principal bedroom offers generous proportions and its own en-suite shower room, while bedroom two mirrors the same luxury with generous dimensions and serene rear garden views. Bedrooms three, four, and five are all well-sized and served by two stylishly fitted bathrooms, one featuring a bath and the other a walk-in shower, ensuring convenience for a growing family. The second floor is home to an expansive sixth bedroom, a fantastic top-floor retreat with its own private en-suite and ample space for a variety of uses, whether as a guest suite, teenager's den, or additional office. Skylights bring in excellent natural light, and thoughtful design ensures this floor maintains the quality and comfort of the lower levels. Throughout the property, the finish is of a high standard, with contemporary fittings, neutral decor, and quality flooring choices that will appeal to a wide range of tastes.

## OUTSIDE

To the front of the property a large driveway provides off street parking for multiple vehicles. The rear of the property has a large patio area with lawns, mature trees and shrubs offering privacy all year round. Completing the impressive garden is a beautiful summer house fitted with electricity and access to the woods directly behind.



### Schools:

Coteford Infant School 0.5 miles  
 Whiteheath Junior 0.6 miles  
 Bishop Ramsey CofE School 1.0 miles



### Train:

Ruislip 1.4 miles  
 Ruislip Manor 1.0 miles  
 West Ruislip 2.7 miles



### Car:

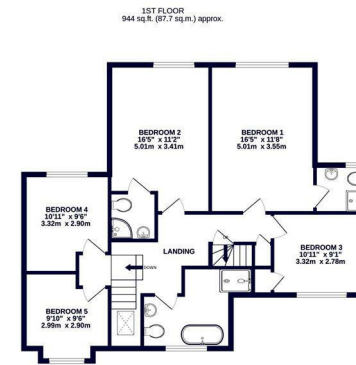
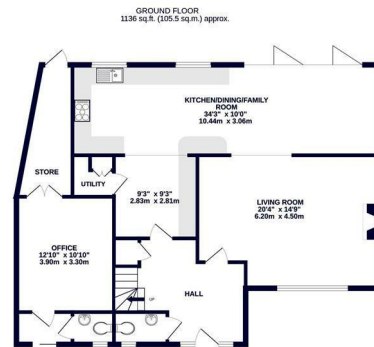
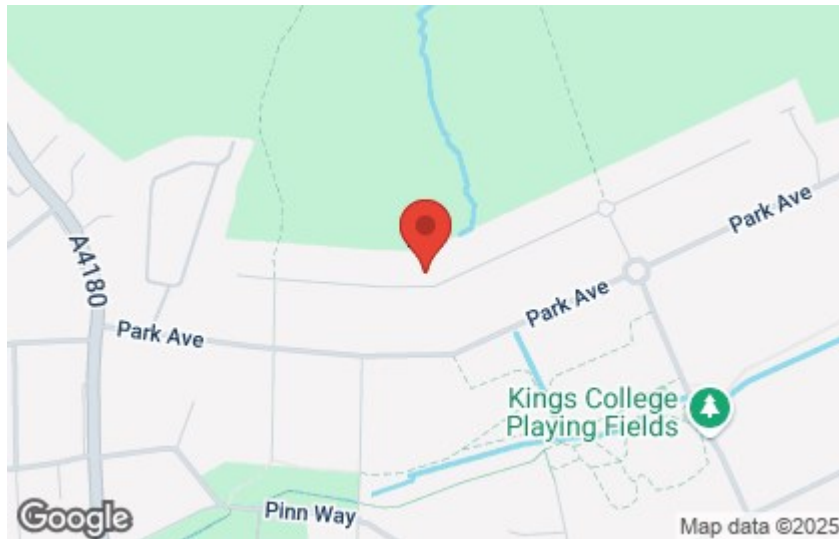
M4, A40, M25, M40



### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA: 2391 sq.ft. (222.2 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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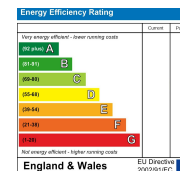
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