

Beechwood Avenue

Ruislip • Middlesex • HA4 6EJ
Offers In Excess Of: £650,000



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A beautifully presented three-bedroom semi-detached home on the sought-after Beechwood Avenue. Features include a bright bay-fronted living room, spacious open-plan kitchen/dining area, modern bathroom with separate WC, and a generous rear garden. The property also benefits from a large external garage. Ideal for families seeking stylish and versatile living in a prime location.

THREE BEDROOM

SEMI DETACHED

NO CHAIN

GARAGE

EXTENDED LIVING ROOM

OPEN PLAN KITCHEN

SOUTH WEST FACING GARDEN

CLOSE PROXIMITY TO SACRED HEART SCHOOL

WALKING DISTANCE TO RUISLIP HIGH STREET

1460 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 a quiet residential road, Beechwood Avenue is perfectly positioned just moments from Ruislip High Street with its trendy eateries, restaurants and transport connections (Piccadilly/Metropolitan lines and Ruislip Gardens (Central Line/Br Connection). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the Home Counties.

DESCRIPTION

Welcome to this charming and beautifully presented semi-detached home, perfectly positioned on the sought-after Beechwood Avenue. Blending classic features with a modern layout, this property offers stylish and spacious living ideal for growing families or those seeking a forever home. Step through the inviting porch into a bright and welcoming hallway that sets the tone for the rest of the home. The front reception room is both elegant and cosy, with a striking bay window that floods the space with natural light, perfect for relaxing or hosting guests. At the heart of the home lies a contemporary open-plan kitchen/breakfast room, complete with generous worktop space and a seamless flow into the expansive dining area, ideal for everything from casual breakfasts to dinner parties. A handy side storage area adds further practicality to the ground floor. Completing the ground floor is a W.C. Upstairs, the home continues to impress with three well-sized bedrooms. The principal bedroom, with its large bay window, offers a tranquil retreat, while the second bedroom is equally spacious and filled with natural light. The third bedroom, a perfect nursery, study, or guest room, adds flexibility to suit your lifestyle. A sleek family bathroom and separate WC complete the first floor.

OUTSIDE

To the front of the house is a driveway for off street/driveway parking. To the rear is a private and secluded low maintenance garden, with a patio area and access to the brick-built garage at the end of the garden. The garage can also be accessed by the road on Westfield way.



Schools:

Sacred Heart Catholic Primary School 0.1 miles
 Ruislip Gardens Primary School 0.4 miles
 Ruislip High School 0.5 miles



Train:

Ruislip 0.3 miles
 Ruislip Manor 0.5 miles
 Ruislip Gardens 0.6 miles



Car:

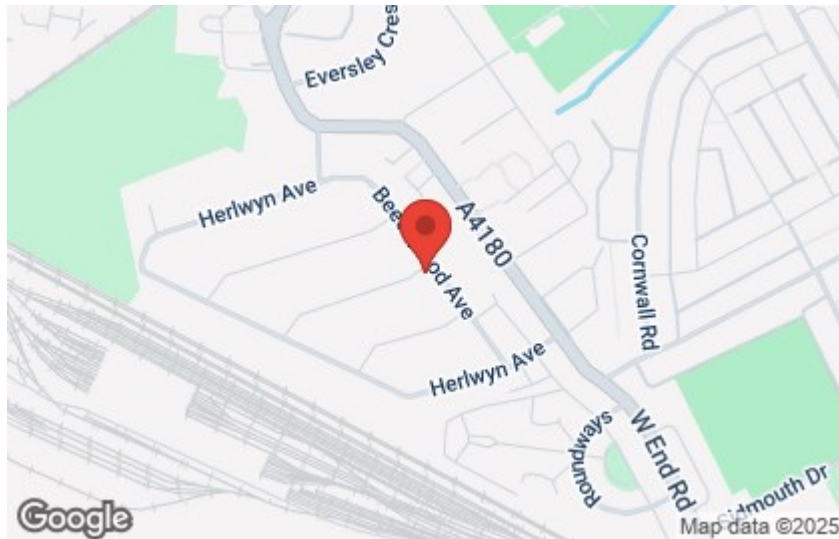
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
 221 sq.ft. (20.5 sq.m.) approx.



GROUND FLOOR
 779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
 460 sq.ft. (42.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1460 sq.ft. (135.7 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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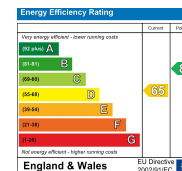
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