

Whiteheath Avenue

Ruislip • Middlesex • HA4 7PR

Asking Price: £800,000



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This charming semi-detached home offers spacious living across three beautifully presented floors, set in a peaceful location perfect for family life. The ground floor features a stylish lounge, a modern kitchen/dining area that opens onto the second reception room onto the private garden. Upstairs, the home provides four well-proportioned bedrooms, including a luxurious top-floor primary suite with an en-suite.

FOUR BEDROOM

SEMI DETACHED

SOUGHT AFTER LOCATION

MODERN THROUGHOUT

SPACIOUS HALLWAY

EN SUITES

KITCHEN/DINING ROOM

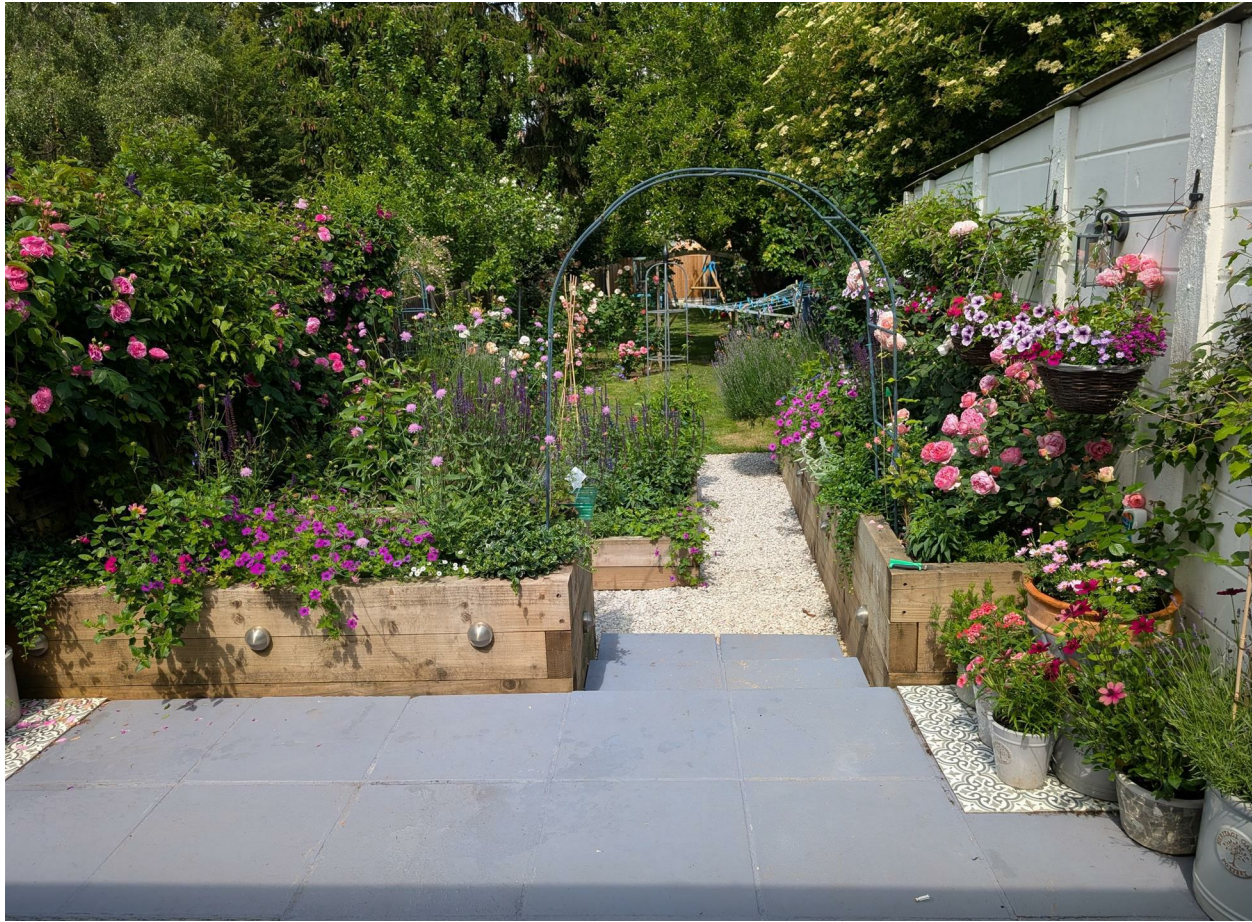
TWO RECEPTION ROOMS

GARAGE

1567 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

Whiteheath Avenue is a sought after tree lined road in North Ruislip opposite Whiteheath School, also close to Kings College Playing Fields and Ruislip Woods. Ruislip High Street is a short walk away with its array of shops and restaurants. Ruislip train station with its Metropolitan/Piccadilly Line can be found at the end of the High Street.

DESCRIPTION

Located on the sought-after Whiteheath Avenue, this charming four-bedroom family home offers spacious and well-designed living across three floors. The ground floor features two bright and airy reception rooms, perfect for entertaining or relaxing, along with a stylish kitchen/dining room that provides ample space for family meals. A convenient guest WC completes the ground floor.

Upstairs, the first floor boasts three well-proportioned bedrooms and a modern family bathroom. The top floor is dedicated to a generous fourth bedroom, offering privacy and an ensuite WC.

OUTSIDE

Outside, the property benefits from a detached garage, ideal for storage. The garden is mostly laid to lawn with a patio area and flower beds. To the front, there is off street parking with space for multiple cars. Situated close to excellent schools, local amenities, and great transport links, this is a fantastic opportunity for families looking for a spacious and well-located home.





Schools:

Whiteheath Junior School (0.01 miles)
 Bishop Winnington-Ingram CofE Primary School (1.05 miles)
 Warrender Primary School (1.13 miles)



Train:

West Ruislip Station (0.7 miles)
 Ruislip Station (1.0 miles)
 Ickenham Station (1.2 miles)



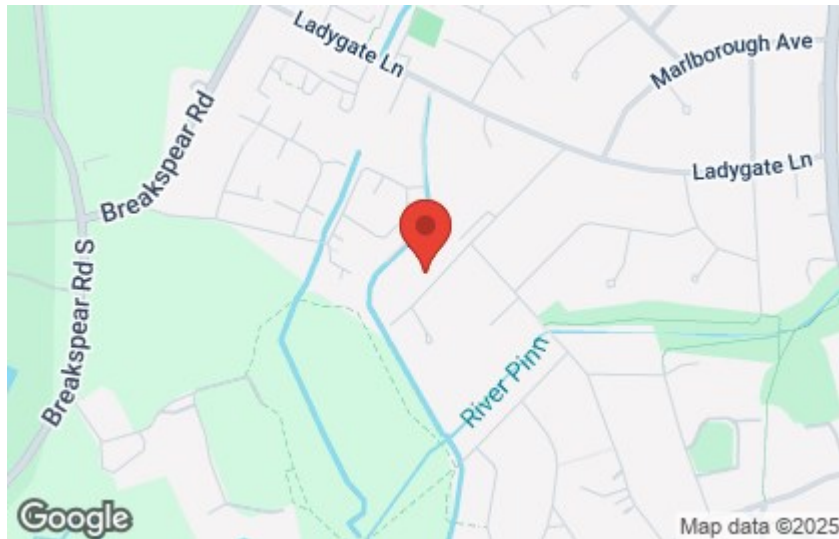
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



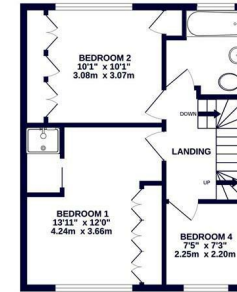
ENTRANCE PORCH
14ft 10in x 10ft 10in (approx.)



GROUND FLOOR
79ft 10in x 35ft 8in (approx.)



1ST FLOOR
46ft 10in x 32ft 10in (approx.)



2ND FLOOR
22ft 10in x 21ft 10in (approx.)



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TOTAL FLOOR AREA : 1567 sq.ft. (145.6 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		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
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.