

Shenley Avenue

Ruislip • Middlesex • HA4 6BT
Guide Price: £800,000



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Situated on the ever popular Shenley Avenue, this extended five bedroom semi detached home offers space and comfort throughout, ideal for any family. The property is located just a short walk from handy shops, highly rated local schools and convenient tube links into London. A viewing for this charming abode is recommended as soon as possible.

Semi detached

Five bedroom

Living room

Kitchen

Utility room

Family bathroom

Garden

Garage

Off street parking

Close to tube links

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.





Property

This charming semi detached home has been extended in previous years to maximise the potential of this wonderful family home. As you enter the home, the welcoming hallway offers access to the downstairs accommodation and stairs that rise to the first floor. The vast living room is ideal for both relaxing and entertaining in boasting wood flooring, spot lights, coving and a feature fireplace. An opening leads through to the kitchen which offers space for the most social of dining tables. The kitchen has an array of base and wall units, granite worktops and space for integrated appliances, such as a range style cooker. A door leads through to the utility room which also boasts a WC. From there, the garage can be accessed. To the first floor are five bedrooms, two of which feature built in wardrobes and the other three offer space for free standing wardrobes. The upstairs is complete with a family bathroom the host both a bathtub and shower cubicle.

Outside

To the front of the property is a driveway providing off street parking for two or three cars. There is also access to the garage. The rear garden boasts a spacious oasis to relax in, with large lawned area and a raised patio area for alfresco dining. The garden is not overlooked with the field behind the house offering spacious south facing views.

Location

Shenley Avenue is one of the most popular residential roads in our area due to its fantastic location in a stone's throw to some of our area's best amenities. The house is within walking distance of both Ruislip High Street and Ruislip Manor. Conveniently located in close proximity to a number of local schools including Sacred Heart, Warrender and Ruislip High School. Ruislip, Ruislip Manor and Ruislip Garden tube stations are nearby offering access to the City and West End on the Central/ British Rail / Metropolitan/Piccadilly lines. The house is conveniently located to the A40/M25 providing access into London and the Home Counties. Shenley Park is a short stroll from the house which makes it perfect for families seeking green space.



Schools:

Sacred Heart Catholic Primary School 0.4 miles
Lady Bankes Infant School 0.5 miles
Ruislip High School 0.6 miles



Train:

Ruislip 0.1 miles
Ruislip Manor 0.3 miles
Ruislip Gardens 0.8 miles



Car:

M4, A40, M25, M40



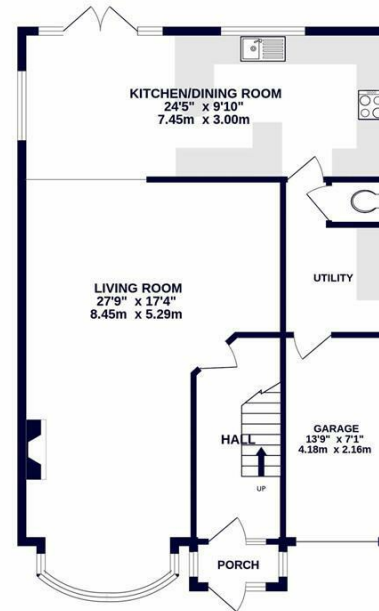
Council Tax Band:

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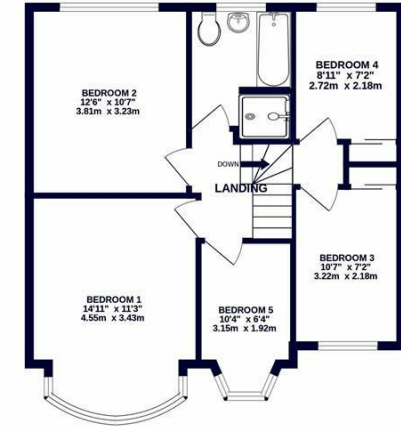
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
870 sq.ft. (80.9 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



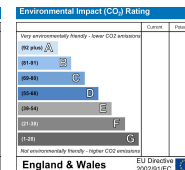
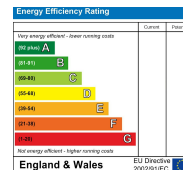
TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

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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