

Linden Avenue

Ruislip • Middlesex • HA4 8UA

Asking Price: £625,000



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Situated in the heart of Ruislip Manor, this extended three bedroom terrace house offers buyers space and comfort, and finished to a lovely standard throughout. Ready to move straight into. The property, situated on Linden Avenue, is just a short walk from local shops, highly rated schools and handy tube links into London. A viewing of this wonderful home is recommended as soon as possible.

THREE BEDROOMS

TERRACE

EXTENDED TO REAR

GREAT CONDITION THROUGHOUT

OPEN PLAN KITCHEN

FAMILY BATHROOM

SOUTH FACING GARDEN

CLOSE TO STATION

IDEAL LOCATION

1482 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.





DESCRIPTION

This charming three bedroom terrace home has been extended to the ground floor to create a warm and spacious family home. The property starts with a hallway that offers access to the living room and stairs that rise to the first floor. The open plan modern living room and dining room is a great space to both relax and entertain in. The kitchen, which has been renovated in recent years, offers plenty of base and wall units, worktops and integrated appliances. To the first floor are two double bedrooms, both with space for free standing wardrobe and the family bathroom, ultra modern and tiled throughout. One of the highlights of this property is the loft conversion with an en suite bathroom, offering a private sanctuary away from the hustle and bustle of daily life. With two additional bedrooms and a family bathroom on the first floor, this property provides the perfect layout for comfortable living. Whether you are looking for a family home or a place to call your own, this terraced house offers both space and style in a desirable location. Contact us today to arrange a viewing and start envisioning your future in this wonderful property.

OUTSIDE

The south facing rear garden is mainly laid to lawn, with a large decking area to the front ideal for alfresco dining. Completing the garden is the summerhouse, perfect for those looking for additional space or storage.

SITUATION

Linden Avenue is a residential road conveniently located close to parks, transport and amenities at Ruislip Manor and Eastcote. For the motorist, there are excellent connections to central London via the M25 and the M40. Commuters are well suited with five London underground stations in the area. Ruislip Manor and Eastcote are a short walk away, travelling into the city via the Metropolitan or Piccadilly lines couldn't be easier. Other nearby stations include Ruislip Gardens (Central line) or South Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady banks, Ruislip High and Sacred Heart Primary School. Shenley Park and Ruislip Rugby Fields are all a short walk away.



Schools:

Lady Bankes Infant and Junior 0.27 miles
Bishop Ramsey Secondary 0.42 miles
Newnham Infant, Junior and Nursery 0.77 miles



Train:

Ruislip Manor 0.1 miles
Eastcote 0.6 miles
Ruislip Gardens 1.04 miles



Car:

M4, A40, M25, M40



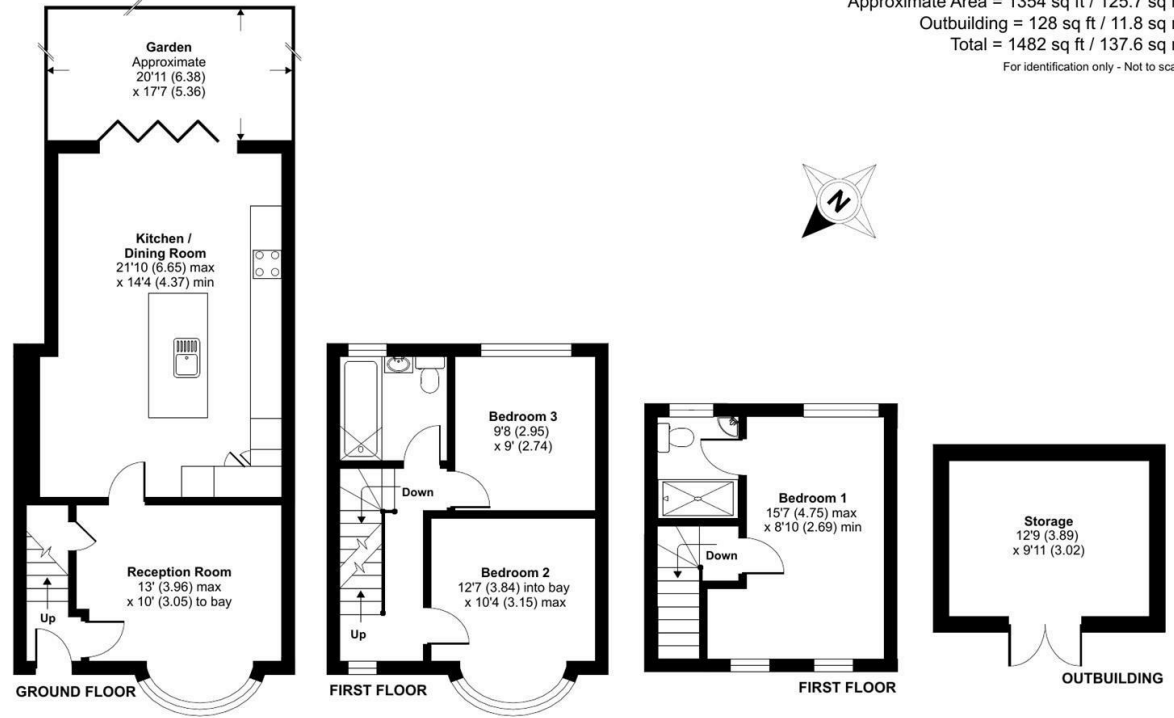
Council Tax Band:

(Distances are straight line measurements from centre of postcode)



Linden Avenue, Ruislip, HA4

Approximate Area = 1354 sq ft / 125.7 sq m
Outbuilding = 128 sq ft / 11.8 sq m
Total = 1482 sq ft / 137.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Coopers. REF: 1202830



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

Not energy efficient - higher running costs
England & Wales
EPC Directive 2002/91/EC

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