

Cavendish Avenue

Ruislip • Middlesex • HA4 6QJ

Guide Price: £525,000



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Nestled on the sought-after Cavendish Avenue in South Ruislip, this charming three-bedroom semi-detached bungalow offers spacious living in a highly desirable area. Boasting a total floor area of approximately 921 sq. ft. (85.5 sq. m.), this property is perfect for families, downsizers, or investors looking for a versatile home with ample potential.

CHAIN FREE

SEMI DETACHED BUNGALOW

THREE BEDROOMS

LIVING ROOM

FAMILY BATHROOM

OFF STREET PARKING

PRIVATE GARDEN

QUIET ROAD

GARAGE

921 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

As you step into the bungalow, the welcoming porch leads you into a well-laid-out interior. The bright and airy reception room serves as the heart of the home, offering plenty of space for relaxation and entertaining. Adjacent to the reception room is a lean-to, providing a practical space for additional storage or hobbies, with easy access to the rear garden. The kitchen is compact yet functional, equipped with essential fittings and overlooking the rear garden, perfect for preparing meals while enjoying the view. The property features three well-proportioned bedrooms, including a spacious main bedroom with a bay window that floods the room with natural light. The other two bedrooms provide comfortable living or workspace options to suit your needs. The layout is completed by a family bathroom conveniently located off the main hallway.

Outside

Externally, the property benefits from a detached garage (16'5" x 8'6") offering secure off-street parking or additional storage. The property is set on a generous plot, featuring a well-maintained front garden and a private rear garden, ideal for outdoor living and gardening enthusiasts.

Situation

Situated in the vibrant community of South Ruislip, the bungalow enjoys close proximity to excellent local amenities, including schools, shops, and transport links, with easy access to the A40 for commuters. With its blend of potential and prime location, this bungalow presents an excellent opportunity to create your ideal home.



Schools:

Ruislip High School (0.6 mi)
 Queensmead School (0.6 mi)
 St Swithun Wells Catholic Primary School (0.8 mi)



Train:

South Ruislip (0.3 mi)
 Ruislip Gardens (0.5 mi)
 Ruislip Manor (1.5 mi)



Car:

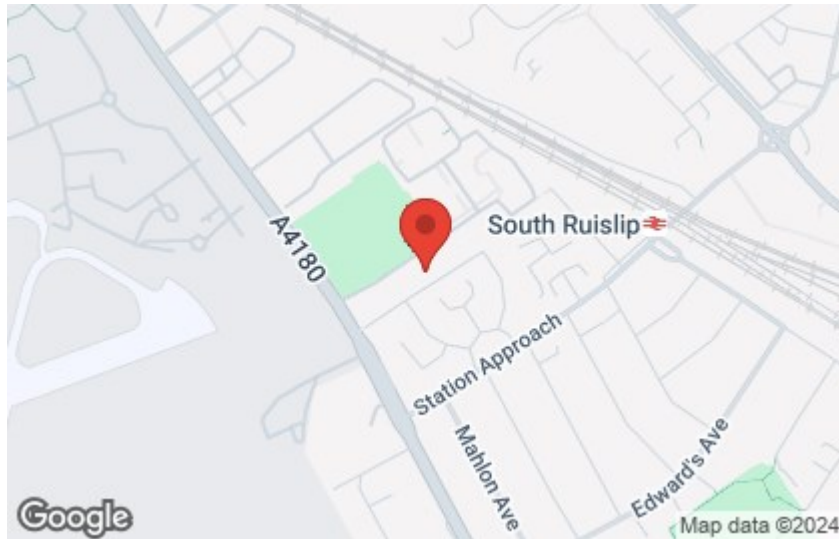
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
 140 sq. ft. (13.0 sq. m.) approx.



GROUND FLOOR
 780 sq. ft. (72.5 sq. m.) approx.



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TOTAL FLOOR AREA: 921 sq. ft. (85.5 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		
	Current	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B+ (83-85)		
B (81-82)		
C (78-80)		
D (75-77)		
E (72-74)		
F (69-71)		
G (66-68)		
Not energy efficient - higher running costs		
England & Wales EPC 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.