

Linden Avenue

Ruislip • Middlesex • HA4 8TY
Offers In Excess Of: £700,000



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est 1986

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Coopers are proud to present this beautifully appointed two-bedroom detached bungalow, ideally located on the ever-popular Linden Avenue in Ruislip. This spacious and versatile home offers stylish interiors, generous room sizes, and a peaceful residential setting perfect for families and downsizers alike.

DETACHED BUNGALOW

TWO BEDROOMS

FAMILY BATHROOM

SPACIOUS RECEPTION ROOM

SUMMER HOUSE

OFF STREET PARKING

GARAGE

CLOSE TO TRANSPORT LINKS

SIDE ACCESS

1224 SQ.FT TOTAL

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

Upon entry, the property welcomes you with a central hallway leading to two well-proportioned double bedrooms at the front, including a spacious master bedroom with bay window, and a second bedroom also benefiting from bay frontage. The heart of the home is the expansive Reception / Dining Room (22'11" x 10'8"), perfect for both relaxing and entertaining, seamlessly connecting to the rear garden via double doors. Adjacent to this, a bright and functional kitchen (13'6" x 9'2") is situated with views over the garden, and offers potential for open-plan redesign. Further accommodation includes a modern family bathroom and an additional Study / Reception Room (29'7" x 7'5")—ideal for home working or conversion into a third bedroom.

OUTSIDE

Externally, the property truly excels. The magnificent rear garden extends approximately 46'7" x 38'10", featuring a Summer House and Shed, offering flexible use as studio space or additional storage. A private garage (9'10" x 7'5") adds further value, with extra off-street parking.

SITUATION

Nestled in a quiet residential area, the home is ideally located within walking distance of Ruislip High Street's shops, cafes, and restaurants, as well as excellent schools and green spaces like Ruislip Woods and Ruislip Lido. Outstanding transport links include nearby Ruislip Station (Metropolitan & Piccadilly lines), Ruislip Gardens (Central line), and South Ruislip (Chiltern Railways), offering quick and easy access to Central London, the City, and Heathrow. With excellent road connections via the A40, M40, and M25, this home is perfect for commuters, families, or downsizers seeking comfort, convenience, and future potential.



Schools:

Lady Bankes Junior School 0.23 miles
 Warrender Primary School 0.36 miles
 Ruislip High School 0.61 miles



Train:

Ruislip Manor 0.17 miles
 Eastcote 0.55 miles
 Ruislip 0.57 miles



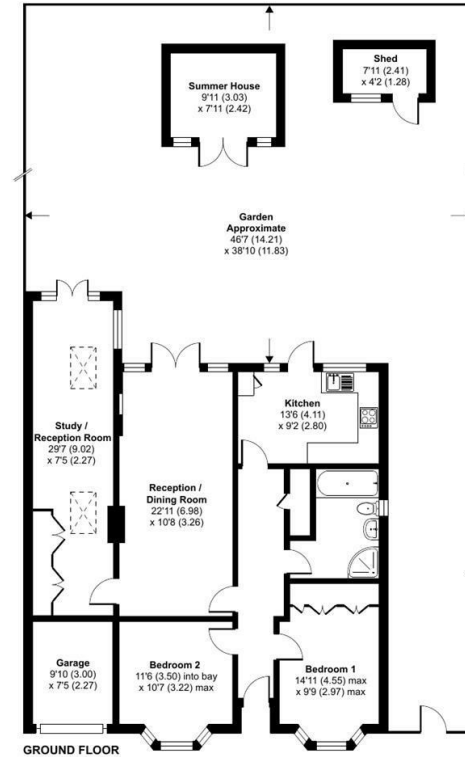
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



Linden Avenue, Ruislip, HA4

Approximate Area = 1048 sq ft / 97.3 sq m
 Garage = 70 sq ft / 6.5 sq m
 Outbuilding = 106 sq ft / 9.8 sq m
 Total = 1224 sq ft / 113.6 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 2025. Produced for Coopers. REF: 1299123

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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales 2020/01/01		

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.