

# Cavendish Avenue

Ruislip • Middlesex • HA4 6QH

Guide Price: £450,000



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Located on the ever-popular Cavendish Avenue in Ruislip, this three-bedroom semi-detached house offers an excellent opportunity for those looking to take on a full renovation project. The property is being sold with no onward chain and provides the perfect blank canvas for a buyer to transform it into a modern family home or investment property.

CHAIN FREE

SEMI DETACHED HOUSE

THREE BEDROOMS

DOWNSTAIRS BATHROOM

LIVING ROOM

KITCHEN/DINING ROOM

POTENTIAL TO EXTEND (STPP)

QUIET ROAD

PRIVATE GARDEN

661 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

The ground floor comprises a welcoming entrance hall, a generously sized living room to the front, and a kitchen to the rear with access to the garden. There is also a separate WC and a bathroom located just off the hallway, completing the ground floor accommodation. Upstairs, the property features three bedrooms. The main bedroom is particularly spacious, while the other two provide ample room for family use, guest accommodation, or even a home office.

### Outside

Outside, there is a private rear garden with a storage shed on the patio and scope for landscaping towards the rear. The front of the property offers potential for off-street parking subject to the necessary permissions.

### Location

The property is within walking distance of both Ruislip Manor and South Ruislip stations, providing superb transport connections. Ruislip Manor Station offers fast and frequent services on the Metropolitan and Piccadilly lines into Central London. South Ruislip Station, also easily accessible on foot, provides Chiltern Railways services into London Marylebone and the Central Line for direct access to the West End and the City, making this location especially convenient for commuters.



### 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:

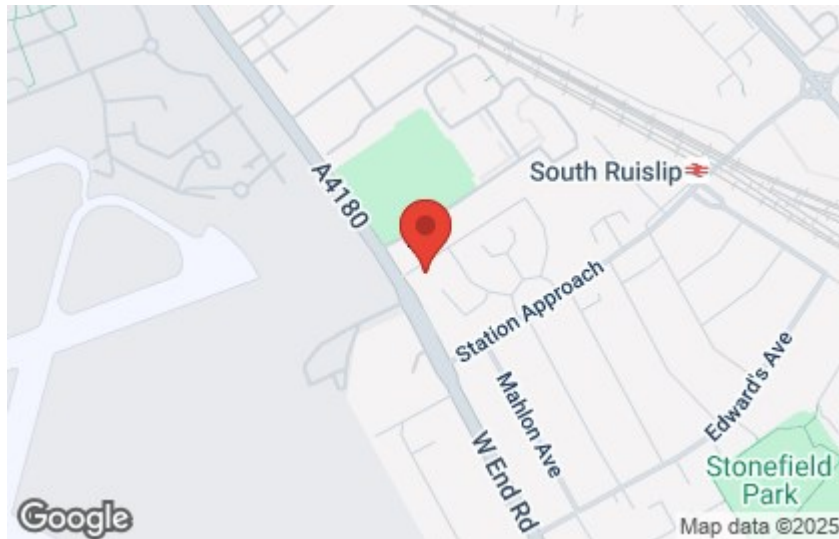
M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR  
 341 sq.ft. (31.7 sq.m.) approx.



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TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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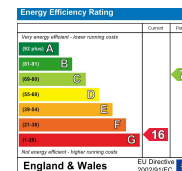


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