

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.





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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15: A	79
2014/15: B	
2014/15: C	
2014/15: D	
2014/15: E	
2014/15: F	16
2014/15: G	
All energy efficient - higher running costs	
EU 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.