

Herlwyn Avenue

Ruislip • Middlesex • HA4 6HJ

Asking Price: £265,000



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Situated on the sought-after Herlwyn Avenue in Ruislip, this well-presented two-bedroom ground floor maisonette offers spacious and practical accommodation ideal for first-time buyers, downsizers, or investors alike. The property features a bright and welcoming living room, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Benefiting from a convenient ground floor position, the home provides comfortable living in a highly desirable residential location. Herlwyn Avenue is perfectly positioned for easy access to both Ruislip High Street and Ruislip Manor, offering a wide range of shops, restaurants, cafes, and local amenities. Excellent transport links are available nearby via Ruislip and Ruislip Manor Underground stations, providing convenient connections into Central London and beyond. An excellent opportunity to acquire a home in one of Ruislip's most popular locations.

2 BEDROOM

GROUND FLOOR

GARDEN

SOUGHT AFTER LOCATION

GOOD TRANSPORT LINKS

SPACIOUS LIVING ROOM

CHAIN FREE

DIRECT ACCESS TO GARDEN

KITCHEN

ON STREET PARKING

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

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 44.2 sq. metres (475.6 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		

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.