

Broadwood Avenue

Ruislip • Middlesex • HA4 7XS

Asking Price: £1,350,000



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Enjoying a highly desirable and sought after position on Ruislip's premier road, this six bedroom detached residence. Set on a large plot, with lots of potential on a sought after residential roads close to Kings College playing fields and Ruislip Woods as well as being located within easy reach of Ruislip High Street and its Metropolitan/Piccadilly line station which provides regular connections to Baker Street and the City. There are a number of highly regarded schools in close proximity including Whieheath nursery, infants, junior schools and Haydon Secondary school.

SIX BEDROOM

DETACHED

PLENTY OF POTENTIAL STPP

SOUGHT AFTER LOCATION

TWO RECEPTION ROOMS

UTILITY

CLOSE PROXIMITY TO RUISLIP WOODS

DOUBLE GARAGE

OFF STREET PARKING

2417 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.





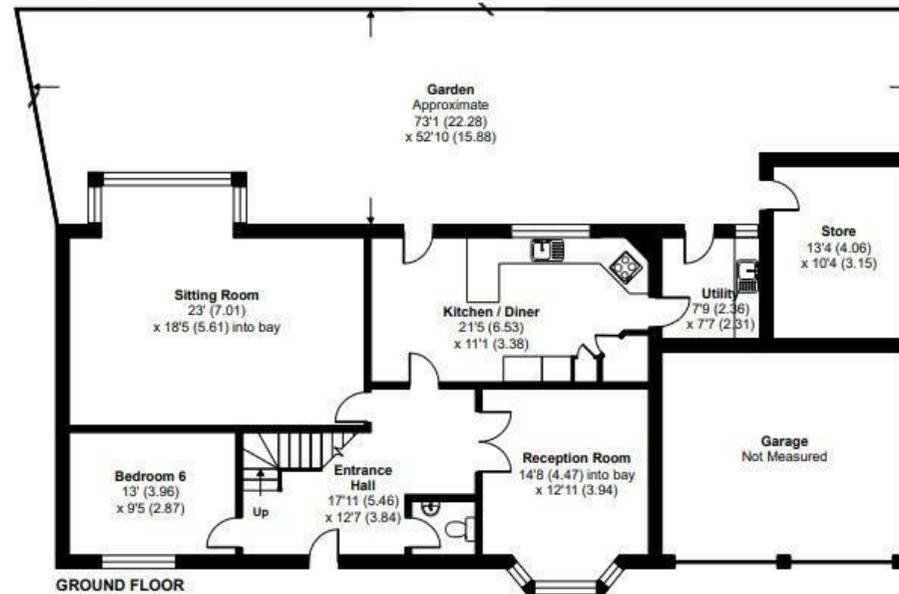
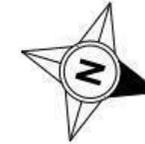
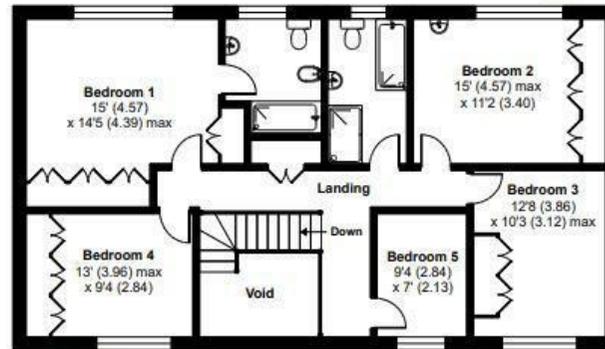
Broadwood Avenue, Ruislip, HA4

Approximate Area = 2279 sq ft / 211.7 sq m (excludes garage / void)

Store = 138 sq ft / 12.8 sq m

Total = 2417 sq ft / 224.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Coopers. REF: 1166938

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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		03 2020/01/10	2022/01/10

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.