

Acacia Avenue

Ruislip • Middlesex • HA4 8RG

Asking Price: £985,000



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est 1986

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Located on the ever-popular Acacia Avenue, this substantial four bedroom detached residence offers an exceptional opportunity for families seeking space, flexibility, and a prime setting in one of Ruislip's most sought-after roads. The property boasts a well balanced layout with multiple reception rooms, ideal for both everyday living and entertaining. A bright and inviting living room is complemented by a separate lounge, while the spacious kitchen provides ample room for dining and family gatherings. A versatile ground floor bedroom, along with a shower room, offers excellent potential for guest accommodation, multigenerational living, or a dedicated home office. To the first floor, four generously sized bedrooms are arranged around a central landing, served by a well-appointed family bathroom, creating comfortable and practical accommodation for growing families. Externally, the home continues to impress with off-street parking to the front along with a fitted electrical charge point, and a secluded, private rear garden, perfect for outdoor entertaining, children's play, or simply unwinding in a relaxing setting. Ideally positioned within easy reach of highly regarded local schools, a variety of shops, and excellent transport links, this superb home

4 BEDROOM

DETACHED

PRIVATE GARDEN

SOUGHT AFTER LOCATION

AMPLE OFF STREET PARKING

ANNEX

3 BATHROOMS

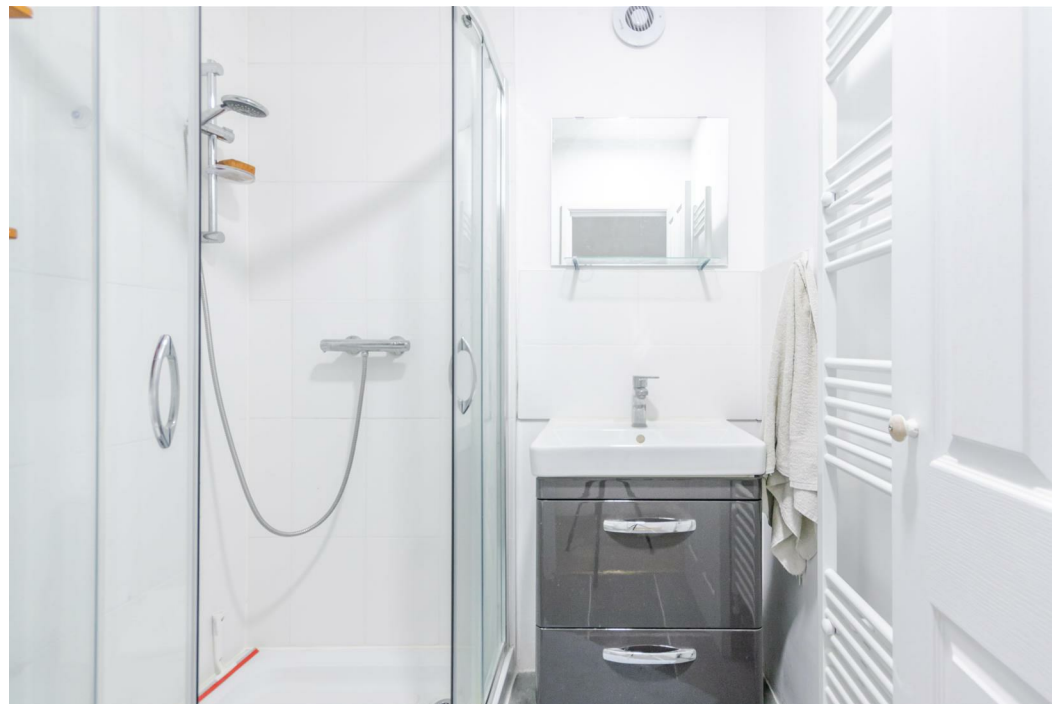
2 RECEPTION ROOMS

DINING ROOM

QUIET ROAD

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.







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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Total area: approx. 170.1 sq. metres (1831.0 sq. feet)



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
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 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.