

Broadwood Avenue

Ruislip • Middlesex • HA4 7XR

Asking Price: £1,400,000



coopers
est 1986

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Enjoying a highly desirable and sought after position on Ruislip's premier road, this beautifully presented six bedroom detached residence offers enormous appeal and is finished to the highest standards. Set on a large plot, it boasts the most impressive garden backing on to Ruislip Woods Nature Reserve and also offers further opportunity to develop and personalise. Ruislip High Street is a stroll away as well as Ruislip's excellent transport links.

SIX BEDROOM

DETACHED

UTILITY

OPEN PLAN KITCHEN / DINING ROOM

MODERN THROUGHOUT

THREE EN SUITES

OFFICE ROOM

• UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR

PRIME LOCATION

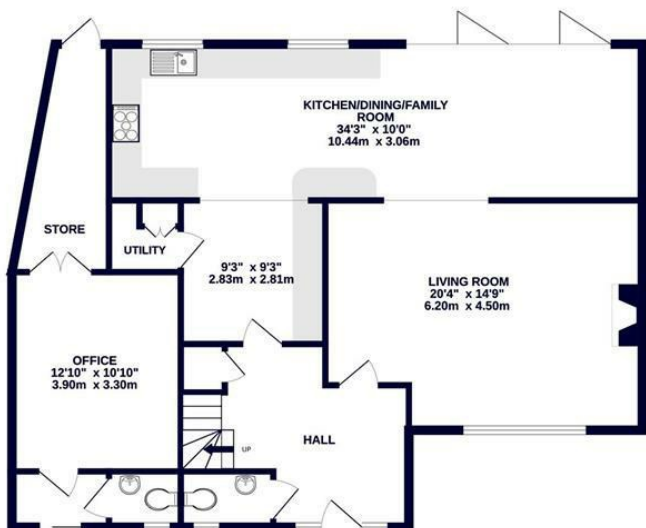
2391 SQ FT

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.

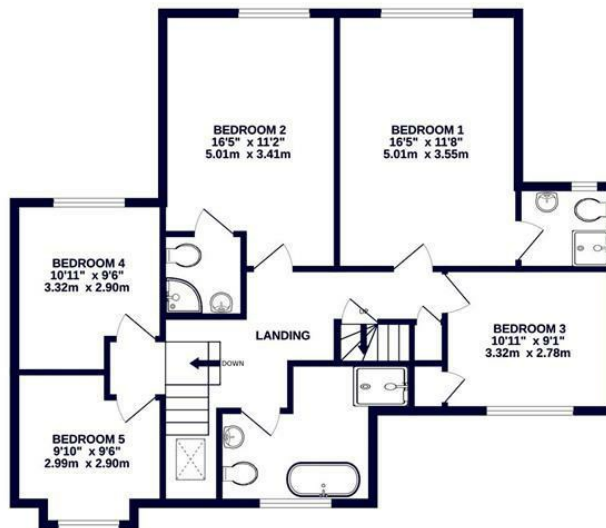




GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
944 sq.ft. (87.7 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 2391 sq.ft. (222.2 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		
Typical energy efficient - lower running costs	Current	Potential
95-100 kWh/m ² A		
81-94 kWh/m ² B		
69-80 kWh/m ² C		
55-68 kWh/m ² D		
46-54 kWh/m ² E		
39-45 kWh/m ² F		
31-38 kWh/m ² G		
Not energy efficient - higher running costs		
England & Wales 2022/2018C		

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.