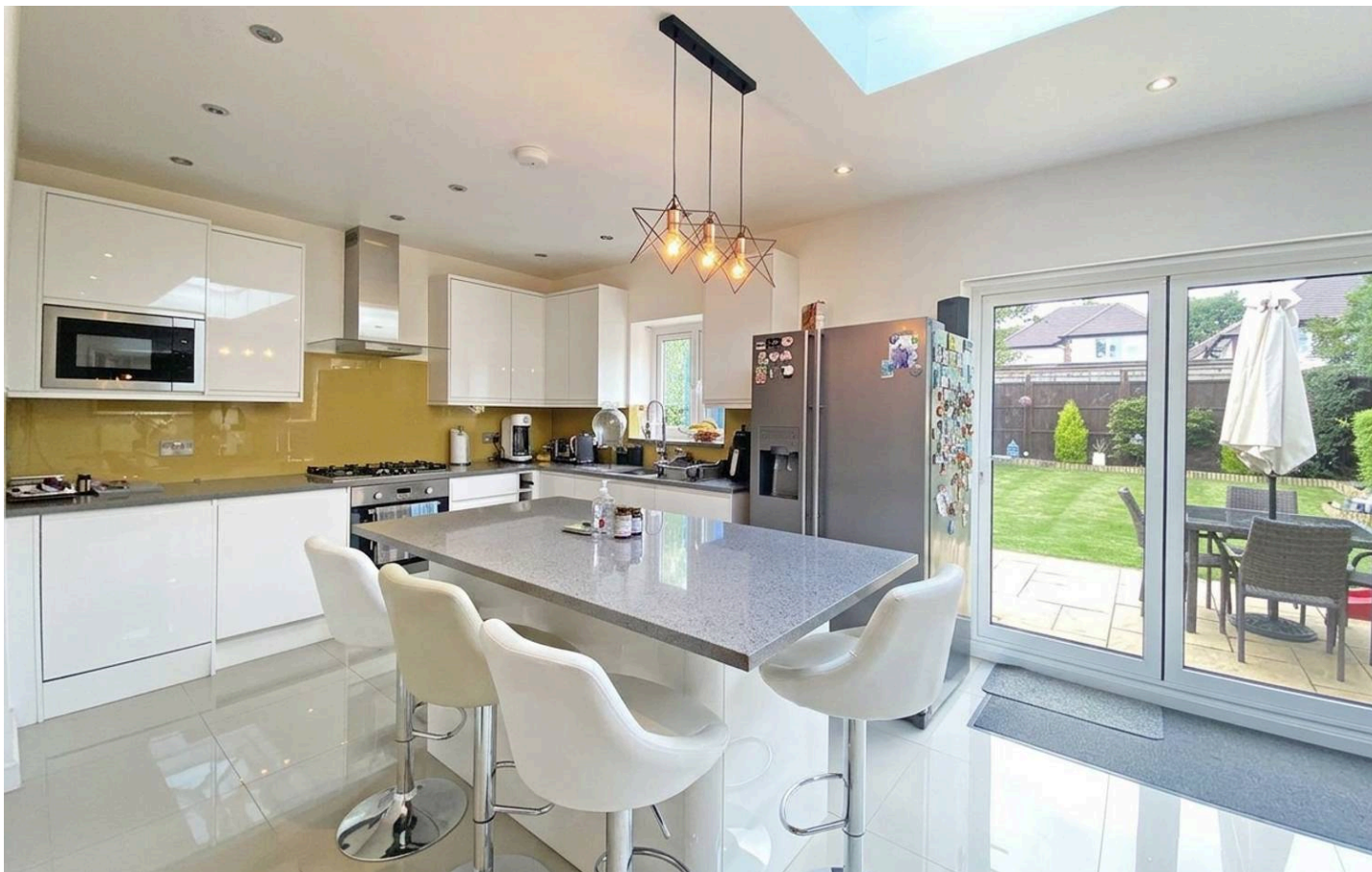




Beech Avenue, Ruislip - HA4 8UQ
£750,000 | Freehold

Lr **LAWRENCE RAND**



Key Features & Description

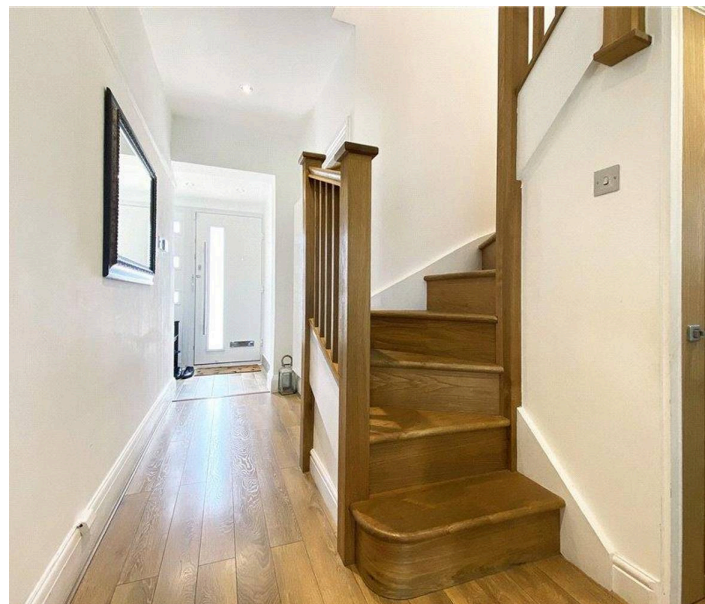
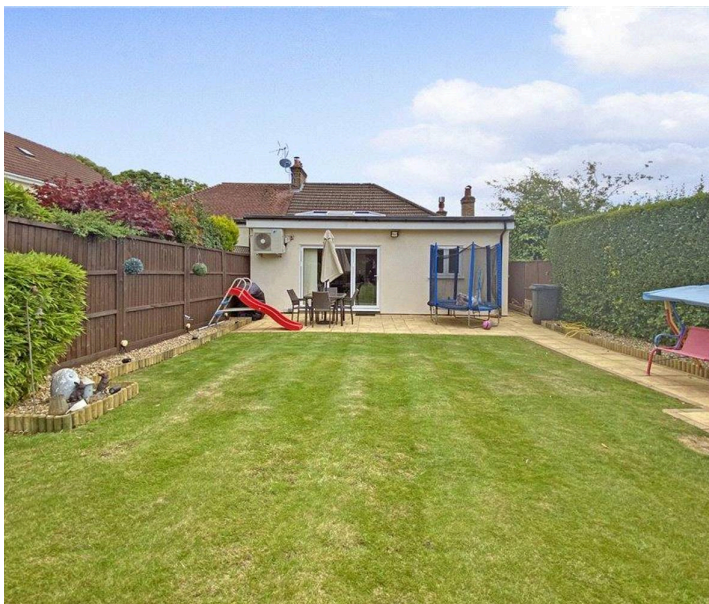
- Four bedrooms
- Two bathrooms
- Extended to rear and loft
- Stunning condition
- Skylantern
- No onward chain

Beech Avenue presents this beautifully refurbished four-bedroom bungalow, finished to an exceptional standard and thoughtfully arranged over two floors. The heart of the home is the impressive open-plan kitchen and family living space, complete with underfloor heating and a contemporary luxury fitted kitchen, creating the perfect setting for both everyday living and entertaining. Bi-folding doors open directly into a private rear garden, bringing in an abundance of natural light.

The ground floor also offers three generously sized bedrooms, all benefiting from fitted wardrobes, alongside a stylish modern shower room. Upstairs, the property features a spacious principal bedroom with an ensuite shower room.

Further benefits include off-street parking for multiple vehicles, side access to the garden, and a well-maintained outdoor space ideal for families. Ideally located on the sought-after Beech Avenue, the property is within easy reach of both Eastcote and Ruislip Manor, offering a wide selection of shops, restaurants, excellent transport connections, and highly regarded local schools.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.





Nearest Stations

Eastcote Station – approx 0.3 miles

Ruislip Manor Station – approx 0.4 miles

Ruislip Station – approx 0.8 miles away

Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: D

Suppliers

Electricity supply: Mains,

Water supply: Mains water,

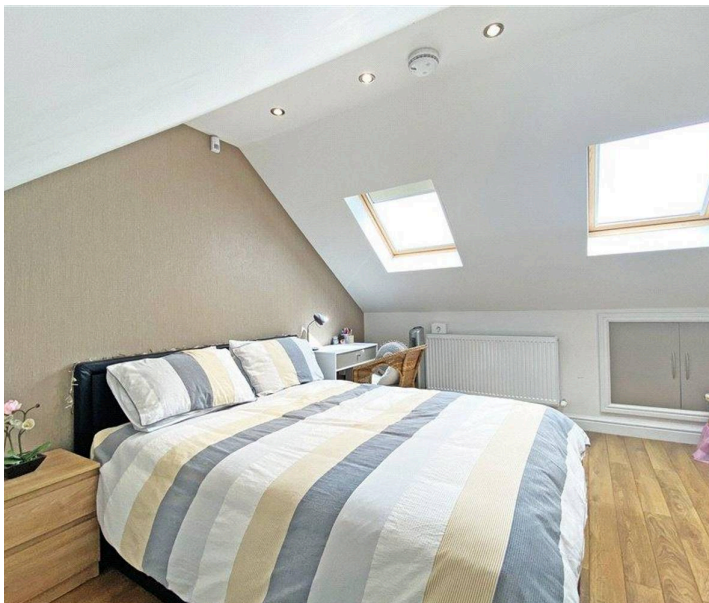
Sewerage: Mains

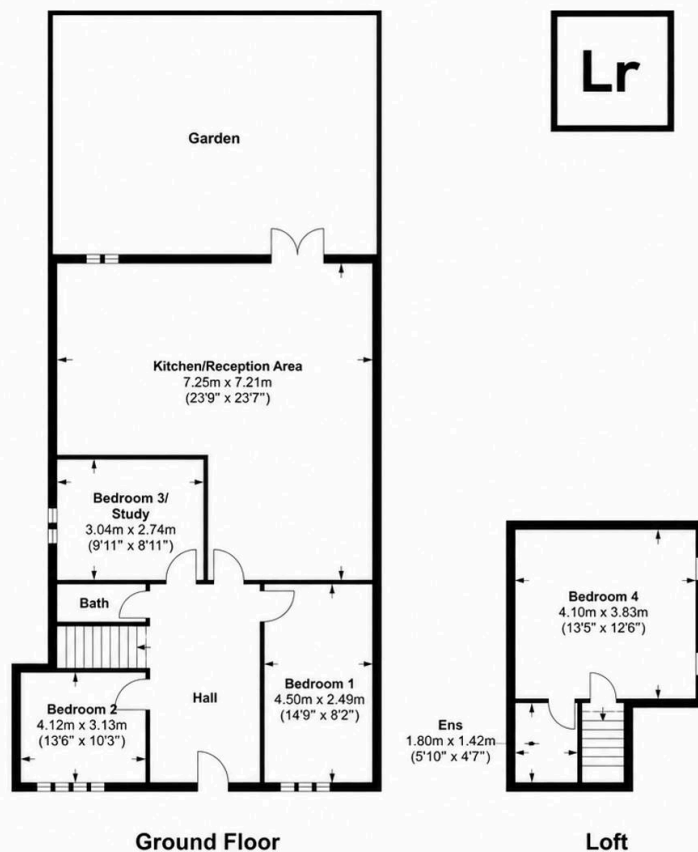
Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.