Herlwyn Avenue, Ruislip, HA4 6HJ

**£555,000**

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# Herlwyn Avenue, Ruislip, HA4 6HJ

## £555,000

- Semi Detached Bungalow
- Family Bathroom
- Sought After Location
- Fitted Kitchen
- Potential To Extend (STPP)
- Two Bedrooms
- Large Private Rear Garden
- Garage Own Drive
- Close To Highly Regarded Schools
- Walking Distance To Ruislip Station

## Description

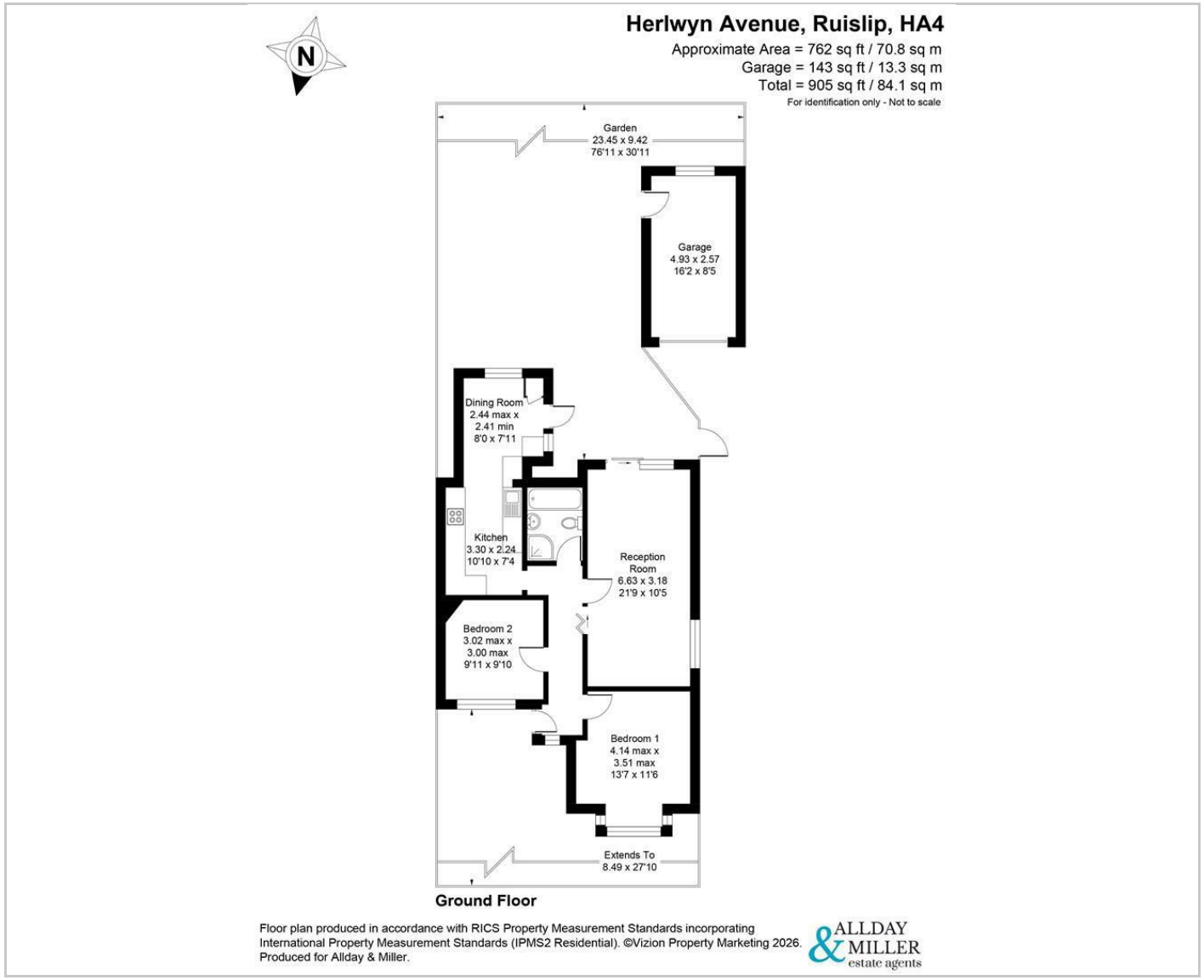
This beautifully maintained home offers bright, spacious and versatile accommodation, perfectly suited to modern living. The property features two generously sized bedrooms, a contemporary family bathroom, a well-appointed fitted kitchen, and an inviting reception room filled with natural light. A separate dining room provides additional flexibility, creating an ideal space for family meals, entertaining guests, or even a home office if desired.

Externally, the property continues to impress with a private driveway providing convenient off-street parking to the front. To the rear, a well-kept private garden offers a peaceful retreat, perfect for relaxing, outdoor dining, and entertaining throughout the warmer months. This property also has the benefit of a garage.

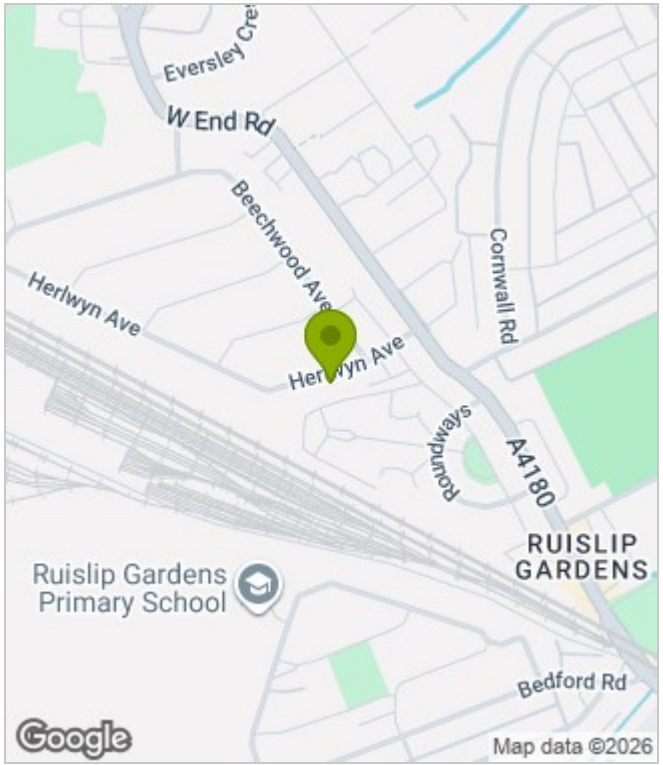
## Situation

Situated on the sought-after Herlwyn Avenue in Ruislip, the property enjoys a convenient and family-friendly location with excellent local amenities nearby. The area is well served by transport links including Ruislip Gardens Station on the Central Line, providing easy access into Central London and Ruislip Station on the Metropolitan / Piccadilly Line. Families benefit from a number of well-regarded schools close by, including, Sacred Heart School, Ruislip Gardens Primary School, Lady Bankes Primary School, and Bishop Ramsey Church of England School. Residents are also within easy reach of the vibrant High Street, offering a wide selection of shops, cafés, restaurants, and everyday conveniences, as well as nearby green spaces such as Ruislip Lido, which provides scenic walks, leisure facilities, and outdoor activities, making this an attractive location for families and commuters alike.

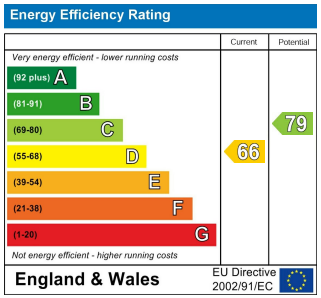
## Floor Plans

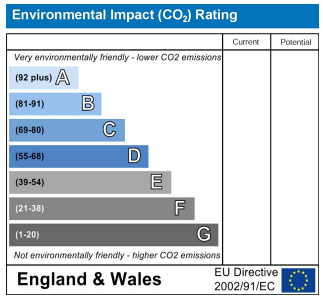



## Area Map




## Energy Performance Graph

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