

Herlwyn Avenue

Ruislip • Middlesex • HA4 6HD
Guide Price: £670,000



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Located on the sought after Herwyn Avenue, this charming two bedroom detached bungalow offers spacious and versatile accommodation in the heart of Ruislip. The property is offered to the market with no onward chain, making it an ideal opportunity for those looking to move quickly. The interior features a bright and welcoming living room, a separate dining room, and a well proportioned kitchen with access to the rear. There are two comfortable bedrooms and a family bathroom, all arranged around a central hallway that provides an easy flow throughout the home. Outside, the property benefits from an attached garage and a private driveway, offering excellent parking options.

Perfectly positioned within walking distance of highly rated local schools and excellent tube links into London, with Ruislip and Ruislip Gardens stations nearby, this bungalow combines convenience with comfort. An ideal choice for downsizers, small families, or those seeking single level living close to local amenities.

Chain free

Detached bungalow

Two bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garden

Garage

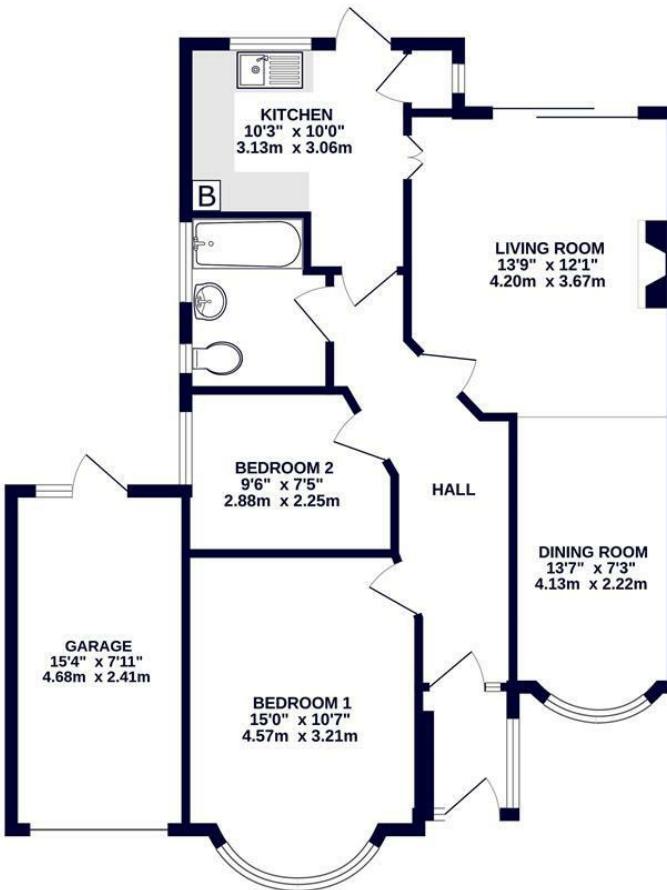
Off street parking

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
839 sq.ft. (77.9 sq.m.) approx.



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TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained, 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	
	Current
Very energy efficient - lower running costs	
2014/15 A	A
2014/15 B	B
2014/15 C	C
2014/15 D	D
2014/15 E	E
2014/15 F	F
2014/15 G	G
All energy efficient - higher running costs	
2002/03 F	F
2002/03 G	G

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.