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Northolt Avenue, Ruislip, HA4 6ST
£650,000

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- Three Double Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen
- Extended to the Rear
- Walking Distance to South Ruislip Station
- Private Rear Garden
- Off Street Parking
- Stunning Condition Throughout
- EPC Rating C
- Close To Highly Regarded Schools

Description

This stunning property brought to the market comprises of a spacious hallway, with under-stair storage unit, sleek fitted kitchen with integrated appliances, downstairs WC & shower, spacious reception/ dining room with bifold doors overlooking and providing access to the rear.

Rising to the first floor there is a spacious landing with access to the three double bedrooms and the modern family bathroom.

The front with a paved driveway creating space for off street parking. To the rear a private garden mainly laid to lawn and has a decked terrace with integrated lighting.

Situation

Northolt Avenue setting close to parks and amenities at South Ruislip, Ruislip Manor and Eastcote. Local transport links are available from nearby South Ruislip train station offering the Central Line into London along with the National Rail service into London Marylebone. Ruislip Manor station is a short walk away and is useful for the Metropolitan/Piccadilly line providing reliable links into the City and West End. For the motorist the A40/M25 is nearby whilst for families, there are a number of highly regarded schools that cater for children of all ages within close proximity including St Swithin Wells, Ruislip High, Deanesfield Primary School and Queensmead Secondary School. There is a new development in South Ruislip which has both shops, restaurants and a cinema which is fantastic for families and couples alike.



Northolt Avenue, Ruislip, HA4
Approximate Area = 1125 sq ft / 104.5 sq m
For identification only - Not to scale

Ground Floor

Garden
12.18 x 6.13
40'0 x 20'1

Reception / Dining Room
7.11 min x 4.56 max
23'4 x 15'0

Kitchen
4.19 x 2.52
13'9 x 8'3

Up

6.13 x 5.22
20'1 x 17'2

First Floor

Bedroom
4.56 max x 2.98
15'0 x 9'9

Bedroom
3.29 x 2.50
10'10 x 8'2

Bedroom
3.25 x 2.46
10'8 x 8'1

Dn

CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2024. Produced for Allday & Miller.

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estate agents

A map of the RAF Northolt area. A green pin marks the location of the 'Southern guardroom RAF Northolt'. The map shows 'W End Rd' running diagonally, 'Edward's Ave' running diagonally, and 'A4180' running vertically. Other landmarks include 'South Ruislip', 'Stonefield Park', 'McGovern Park', and the 'Polish Air Force Memorial'. The Google logo and 'Map data ©2026' are visible at the bottom.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	Current 77	Potential 90	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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