

Evelyn Avenue

Ruislip • Middlesex • HA4 8AJ

Asking Price: £1,100,000



coopers
est 1986

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A spacious three-bedroom home offering well-designed living space across two floors. The ground floor features a bright dining room with a bay window, a generous living room leading into a charming conservatory, and a well-appointed kitchen/breakfast room with garden access. A convenient ground floor WC and an attached garage add practicality. Upstairs, the first floor comprises three sizable bedrooms and a stylish family bathroom with a bathtub and separate shower. Outside, the property boasts a private rear garden, ideal for relaxation and entertaining, along with off-road parking. Conveniently located close to local amenities and transport links.

THREE BEDROOM

DETACHED

DINING ROOM

LIVING ROOM

KITCHEN

DOWNSTAIRS WC

LARGE AND SPACIOUS GARDEN

SOUGHT AFTER LOCATION

GARAGE

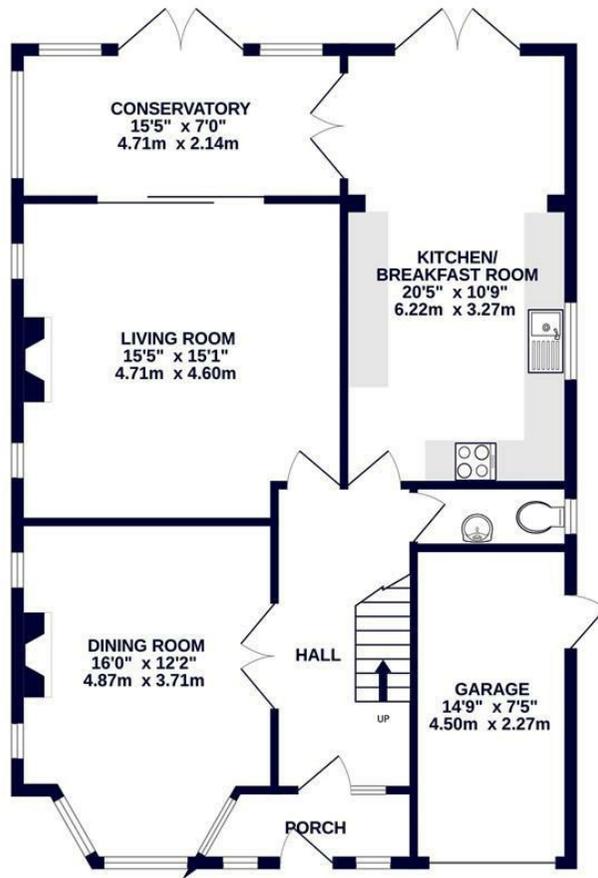
1761 SQ FT

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.

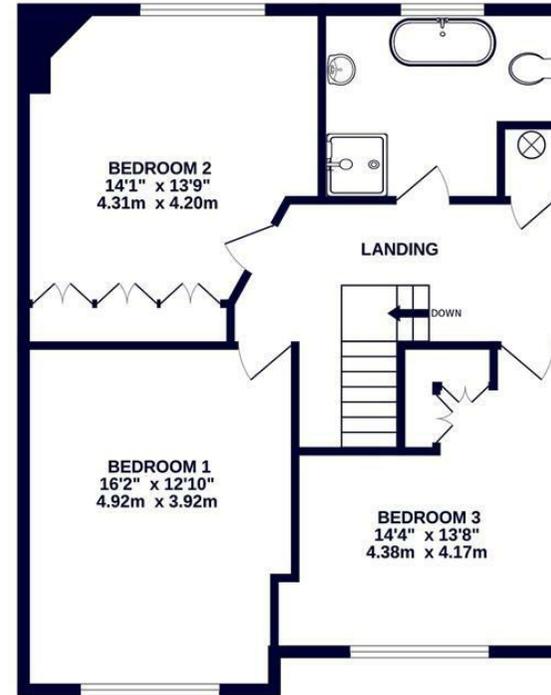




GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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		Green	Orange
Very energy efficient - lower running costs			
Very good (A)			
Good (B)			
Good (C)			
Below average (D)			
Below average (E)			
Below average (F)			
Below average (G)			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.