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Herlwyn Avenue, Ruislip, HA4 6HD
£800,000





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- Detached
- Excellent Location
- Private Driveway
- Close To Highly Regarded Schools
- Beautiful Rear Garden
- Three Double Bedrooms
- Walking Distance To Ruislip Station
- Potential To Extend Further
- Rear Extension
- Family Bathroom

Description

This well-proportioned three-bedroom family home offers spacious and versatile accommodation throughout, complemented by a generous rear garden and the added benefit of a separate office and utility room.

The ground floor features a welcoming reception room, providing an ideal space for relaxing and entertaining, alongside a kitchen/dining room with plenty of room for family dining and everyday living.

Upstairs and throughout the home are three well-sized bedrooms. The property also benefits from a family bathroom.

Externally, the property enjoys a generous garden, offering plenty of space for outdoor dining, entertaining.

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 Banks 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.



Herlwyn Avenue, Ruislip, HA4
Approximate Area = 1116 sq ft / 103.7 sq m
For identification only - Not to scale

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Room Details:

- Garden: 18.98 x 10.11 (62'3 x 33'2)
- Kitchen / Dining Room: 7.13 x 3.33 (23'5 x 10'11)
- Reception Room: 3.81 max x 3.80 max (12'6 x 12'6)
- Bedroom: 4.37 max x 2.76 max (14'4 x 9'1)
- Bedroom: 3.16 max x 2.89 max (10'4 x 9'6)
- Bedroom: 4.62 max x 3.16 max (15'2 x 10'4)
- Utility: 2.74 x 1.99 (9'0 x 6'6)
- Office: 2.46 x 1.99 (8'1 x 6'6)

Overall Dimensions:

- Top: 18.98 x 10.11 (62'3 x 33'2)
- Bottom: 10.11 x 5.60 (33'2 x 18'4)

Other Features:

- North Arrow (N)
- Staircase
- Entrance
- Windows
- Doors

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2026. Produced for Allday & Miller.

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A map showing the location of Sacred Heart Catholic Primary School. The school is marked with a green pin and a school icon. It is situated near Kingsend, Ruislip, and Wood Ln. Other streets shown include Chichester Ave, Eversley Cres, Beechwood Ave, and Herlwyn Ave. The A4180 road is also visible. The map is credited to Google and has data from 2026.

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>		73 79	<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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