



36 Acacia Avenue, Ruislip - HA4 8RG
£900,000

 **LAWRENCE RAND**



Key Features & Description

- New build four bedroom semi detached home
- Built & designed to a high specification throughout
- Kitchen with integrated appliances, quartz worktops & induction hob
- Ground floor underfloor heating & heat pump
- 10 year new home warranty

A brand-new four-bedroom semi-detached home on one of Ruislip's most popular roads, blending contemporary style with premium finishes—perfect for modern family living. The ground floor offers an open-plan kitchen, dining, and living area with high-spec appliances, quartz worktops, induction hob, and bifold doors opening to a private garden with patio. A bright front reception, guest cloakroom, and underfloor heating complete the floor.

Upstairs, four bedrooms include a principal with en-suite, plus a modern family bathroom. Off-street parking for two and a 10-year New Homes Warranty add extra appeal.

Located on Acacia Avenue, close to Ruislip Manor and Eastcote shops, cafés, restaurants, transport (Metropolitan/Piccadilly lines), major roads, and well-regarded schools.

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Nearest Stations

Ruislip Manor Station – Approx 0.4 miles

Eastcote Station – Approx 0.5 miles

Ruislip Station – Approx 0.7 miles

Acacia Avenue is a quiet residential road close to the local amenities of Ruislip Manor and Eastcote with an array of shops, cafes, restaurant's and good transport. (Metropolitan/Piccadilly line) For the motorist the A40/Western Avenue is just a short drive providing swift access into Central London and the surrounding Home Counties. The property also falls within the catchment area of some of the areas highly regarded schools.

Verified Material Information:

Local authority: Hillingdon

Council tax band: C

Suppliers:

Electricity supply: Mains, Water supply:

Mainswater, Sewerage:

Mains Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excele

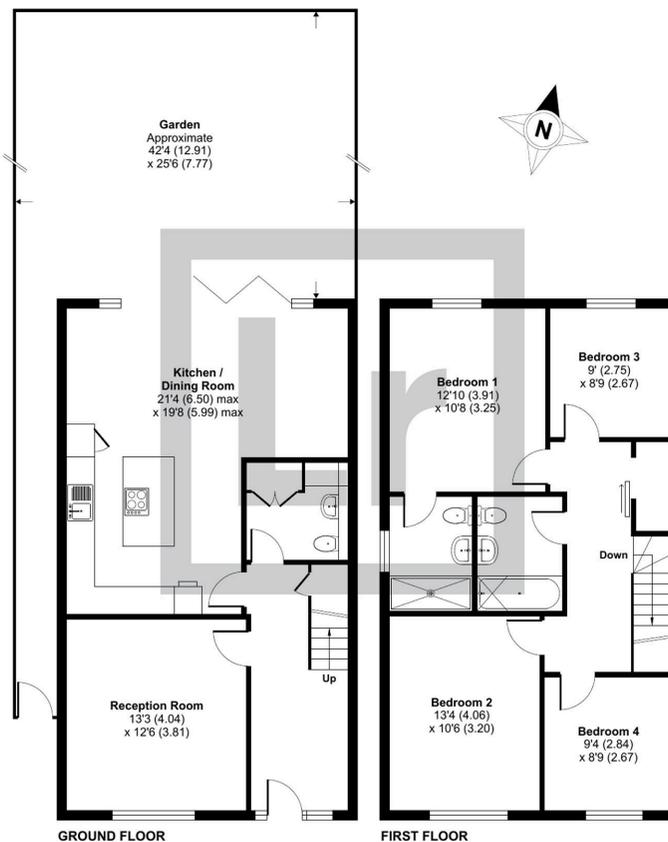




Acacia Avenue, Ruislip, HA4

Approximate Area = 1386 sq ft / 128.7 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1316964

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