

Herlwyn Avenue

Ruislip • Middlesex • HA4 6HH
Guide Price: £815,000



coopers
est 1986

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This recently renovated semi detached bungalow has been thoughtfully extended and reconfigured to create a stylish and spacious four-bedroom family home. The property offers two well proportioned bedrooms on the ground floor and two further bedrooms within the loft conversion, providing flexible accommodation ideal for growing families or those working from home. A superb rear extension has created a stunning open plan kitchen/living area, finished to a high specification and perfectly suited to modern living and entertaining. The contemporary kitchen and beautifully appointed bathrooms have been completed to an exceptional standard, while bi-fold doors open seamlessly onto the freshly laid lawn, filling the space with natural light and enhancing the indoor-outdoor lifestyle.

Externally, the home continues to impress with a versatile out house positioned at the rear of the garden, ideal for use as a home office, gym or additional entertaining space. To the front, there is off street parking for added convenience. Ideally located in Ruislip, the property is just a short walk from highly rated local schools and excellent tube links, making it an outstanding choice for families and commuters alike.

Chain free

Semi detached bungalow

Four bedrooms

Two bathrooms

Open plan living

High spec kitchen

Landscaped garden

Outhouse

Off street parking

Close to tube links

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.





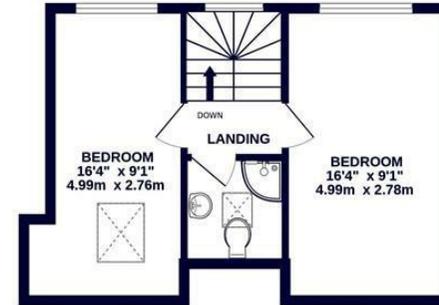
OUTBUILDING
221 sq.ft. (20.5 sq.m.) approx.



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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	
Current	Potential
Best energy efficient - lower running costs (Low energy) A	
B	
C	
D	
E	
F	
G Not energy efficient - higher running costs	
79	83
England & Wales EPC 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.