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Shenley Avenue, Ruislip, HA4 6BT
£850,000

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- Four / Five Bedroom Semi Detached
- Two Modern Bathrooms
- Short Drive to A40/M25/4
- Master Bedroom with En Suite
- Off Street Parking
- Stylish Interiors Throughout
- Nearby to Highly Regarded Schools
- Ground Floor W.C
- No Upper Chain
- Short Walk to Ruislip & Ruislip Manor High Streets

Description

This stunning home is presented in excellent condition throughout, offering spacious and versatile accommodation arranged over three floors.

The ground floor features a welcoming reception room along with an impressive double reception room, providing generous space for relaxing. A sleek fitted kitchen/dining room sits at the heart of the home, finished to a high standard. A useful office room/bedroom completes this floor.

To the first floor, there are three well-proportioned bedrooms alongside a stylish family bathroom.

The second floor offers a further spacious bedroom and an additional en suite bathroom.

Externally, the property benefits from a front driveway providing off-road parking, while to the rear there is a private garden perfect for outside dining.

Situation

Situated on Shenley Avenue, this property enjoys a highly convenient and well-connected location, within walking distance of both Ruislip High Street and Ruislip Manor, offering a wide range of shops, cafés, restaurants, and everyday amenities. Well-regarded schools nearby including Sacred Heart Catholic Primary School, Lady Bankes Primary School, Bishop Ramsey Church of England School. For commuters, the property is ideally positioned close to Ruislip tube station, Ruislip Manor tube station, providing excellent transport links into London. Road users will appreciate easy access to the A40 and M25 motorway, offering convenient routes.



Shenley Avenue, HA4

Approximate Area = 1672 sq ft / 155.3 sq m
(Excluding Eaves)
For identification only - Not to scale

Ground Floor

Garden
15.97 x 9.26
52'6" x 30'5"

Double Reception Room
3.85 max x 3.21 max
12'8" x 10'6"

Reception Room
4.37 max x 3.48 max
14'4" x 11'5"

Kitchen / Dining Room
5.55 max x 4.86 max
18'3" x 15'11"

Utility / Office
4.68 x 3.12
15'4" x 10'3"

Up

9.26 x 4.79
30'5" x 15'9"

First Floor

Bedroom
4.45 max x 3.30 max
14'7" x 10'10"

Bedroom
2.57 max x 1.94 max
8'5" x 6'4"

Bedroom
3.87 max x 3.13 max
12'8" x 10'3"

Up

Dn

Second Floor

Bedroom
5.74 max x 3.29 max
18'10" x 10'10"

Eaves

Dn

North arrow

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 2026.
Produced for Allday & Miller.

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estate agents

A map of the Ruislip Manor area. The map shows several streets: South Dr, Windmill Hill, Park Way, Ruislip Manor, Victoria Rd, Dulverton Rd, Ashburton Rd, Beechwood Ave, and A4180. A green pin is located in the center of the map, near the intersection of Ruislip Manor and Victoria Rd. The text 'RUISLIP MANOR' is written in large, bold, black letters. The text 'St Paul's, Ruislip Manor' is written in the bottom right corner, next to a small icon of a church. The Google logo is in the bottom left corner. The text 'Map data ©2026' is in the bottom right corner.

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 70	Potential 81	<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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