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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 home office and utility room.

The ground floor features a welcoming reception room, providing an ideal space to relax and unwind, alongside a generous kitchen/dining room with ample space for family dining and everyday living. Further enhancing the accommodation is a useful utility room and a separate office, ideal for those working from home or requiring additional flexible space. The property offers three well sized bedrooms together with a family bathroom, making this an excellent home for growing families.

Outside, the property enjoys a generous rear garden with plenty of space for outdoor dining, entertaining and family activities.

Situation

Herlwyn Avenue is a sought-after residential road in Ruislip, offering an excellent balance of convenience, transport links and access to local amenities. Ruislip Station provides Metropolitan and Piccadilly Line services, while Ruislip Gardens Station offers access to the Central Line, making the area particularly well connected for commuters travelling into Central London.

Families are also well catered for, with a selection of highly regarded schools nearby, including Sacred Heart Catholic Primary School, Ruislip Gardens Primary School, Lady Banks Primary School and Bishop Ramsey Church of England School.

Ruislip High Street is within easy reach and offers a wide variety of shops, cafés, restaurants and everyday amenities. For those who enjoy the outdoors, Ruislip Lido and the surrounding woodland provide scenic walks, leisure facilities and open green spaces.

With its generous accommodation, versatile living spaces and desirable location, this attractive family home offers an excellent opportunity for buyers looking to settle in one of Ruislip's popular residential areas.



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
- Doorways
- Windows

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 shows 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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