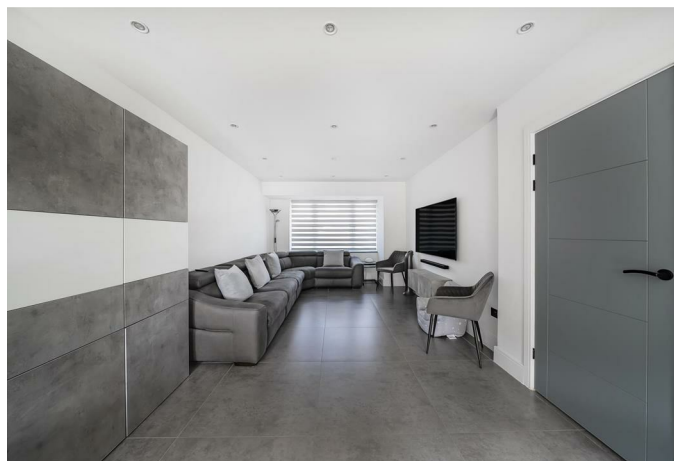




Cedar Avenue, Ruislip, HA4 6UJ



NO UPPER CHAIN. Gibson Honey are delighted to present this spacious and stunningly presented semi-detached home, set in this highly convenient location. This versatile property features three generously sized bedrooms, a downstairs office/fourth bedroom, ground floor W/C, and a separate utility room – perfect for modern family living. The home also benefits from a private driveway with space for 2 cars and a large private garden with excellent potential to extend (subject to planning permission), offering exciting scope for future development. This property is surrounded by an array of local amenities including South Ruislip, Ruislip Gardens and Ruislip Manor which offer a good range of local shops, restaurants, bus routes and rail links including Ruislip Gardens tube station which is within approximately 5 minutes walk. The A40/M40/M25 are set within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE PORCH

Front aspect door, leading into;

## HALLWAY

Tiled flooring, stairs to first floor landing, underfloor heating, downlighting, doors to;

## KITCHEN

Rear aspect double glazed window, rear aspect door to

garden, tiled flooring, underfloor heating, downlighting, a range of base and eye level units, integrated double Bosch oven and grill, fridge/freezer, electric stove with 4 hob rings, door to;

## UTILITY ROOM

Rear aspect door, a range of base and eye level units, tiled flooring, underfloor heating, downlighting, space for washing machine and dryer.

## LIVING ROOM

Front aspect double glazed window, tiled flooring, underfloor heating, downlighting.

## CLOAKROOM

Low level w/c, wash hand basin.

## OFFICE/ BEDROOM FOUR

Front aspect double glazed window, fitted storage.

## LANDING

Loft hatch, doors to;

## MASTER BEDROOM

Rear aspect double glazed window, downlighting, double radiator.

## BEDROOM TWO

Front aspect double glazed window, downlighting, double radiator.

## BEDROOM THREE

Front aspect double glazed window, downlighting, double radiator.

## BATHROOM

Rear aspect double glazed frosted window, fully tiled walls and flooring, downlighting, low level w/c,

freestanding bath with mixer taps, walk in shower, double wash hand basin.

## GARDEN

Mainly laid to lawn, patio area, panel enclosed fence.

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS

South Ruislip (0.3 Miles) - Central line/Chiltern line  
Ruislip Gardens (1.1 Miles) - Central line  
Ruislip Manor (1.8 Miles) - Metropolitan/Piccadilly.



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Cedar Avenue, Ruislip, HA4

Approximate Area = 1205 sq ft / 111.9 sq m  
Limited Use Area(s) = 91 sq ft / 8.4 sq m  
Outbuilding = 44 sq ft / 4 sq m  
Total = 1340 sq ft / 124.3 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025.  
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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         | 84                         |
| (69-80) C                                   | 71      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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