



Cedar Avenue, Ruislip, HA4 6UJ



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £630,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

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

NB 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.

## AUCTIONEERS ADDITIONAL COMMENTS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a

range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

ruislipmanor@gibsonhoney.co.uk

www.gibsonhoney.co.uk

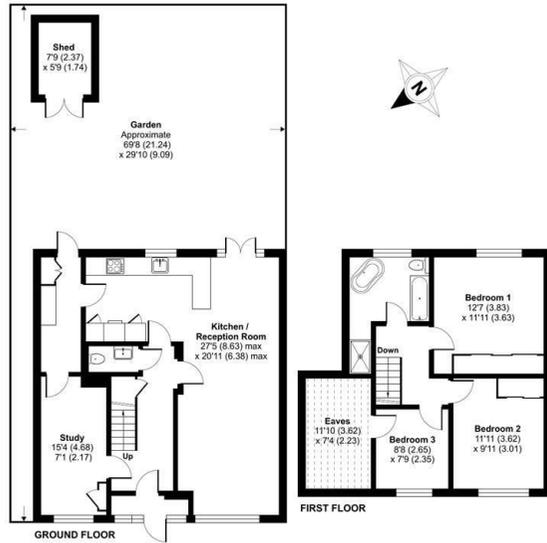


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### Cedar Avenue, Ruislip, HA4

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 (IPMS Residential). © rchecom 2025. Produced for Gibson Hoey. REF: 1302502

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 2002/91/EC	



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