

Linden Avenue

Ruislip • Middlesex • HA4 8UA

Guide Price: £550,000



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NO CHAIN | THREE BEDROOMS | MODERN KITCHEN | GREAT LOCATION

A well-presented three-bedroom B Type Manor home, situated in the sought-after Linden Avenue, Ruislip. This attractive terraced property offers well-proportioned accommodation arranged over two floors and would make an excellent family home.

The ground floor comprises a spacious reception/dining room with a pleasant bay window, providing a versatile living and entertaining space, together with a separate fitted kitchen overlooking the rear garden. To the first floor are three bedrooms, including a generous main bedroom with fitted walk-in wardrobe, two further bedrooms and a family bathroom. Externally, the property benefits from a particularly impressive rear garden extending to approximately 56' in length, providing an excellent outdoor space for families, entertaining and relaxation. There is also a useful detached outbuilding measuring approximately 11'1" x 10'2", offering excellent potential for a home office, gym, studio or additional storage, depending on the purchaser's requirements. To the front is a private garden with an attractive bay-fronted entrance, adding to the property's kerb appeal. The property is ideally positioned on Linden

NO CHAIN

TERRACED B TYPE MANOR HOME

THREE BEDROOMS

OPEN PLAN LIVING SPACE

OFF STREET PARKING

QUIET LOCATION

EXTENDED KITCHEN AT THE REAR

SOUTH FACING GARDEN

FAMILY BATHROOM

1,026 SQ.FT. TOTAL

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.





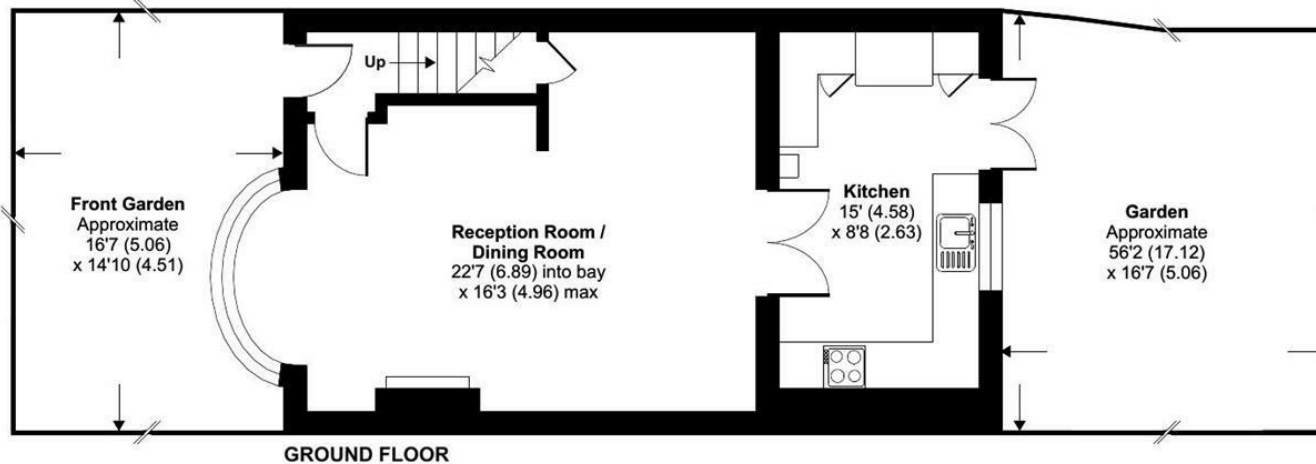
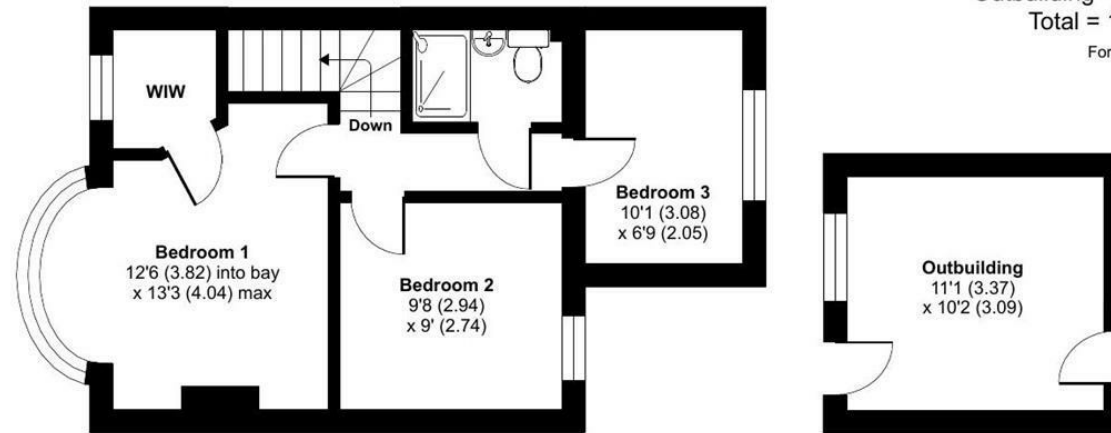
Linden Avenue, Ruislip, HA4

Approximate Area = 912 sq ft / 84.7 sq m

Outbuilding = 114 sq ft / 10.6 sq m

Total = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Coopers. REF: 1508387

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.