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Herlwyn Avenue, Ruislip, HA4 6HP
£630,000





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- Detached Bungalow
- Three Bathrooms
- Driveway For Multiple Vehicles
- Garage
- Sought After Location
- Two / Three Bedrooms
- Corner Plot
- Conservatory
- Huge Potential To Extend (STPP)
- Highly Regarded Schools Nearby

Description

This spacious and versatile three-bedroom home offers an outstanding opportunity for buyers seeking a project with real potential. Boasting generous proportions throughout, the property is ripe for modernisation, providing a superb blank canvas to create a beautiful, personalised family home and add significant value.

Upon entering, a bright and welcoming entrance hall leads into a large reception/dining room, the perfect space for both relaxed family living and entertaining. The fitted kitchen flows seamlessly into a light-filled conservatory that overlooks the rear garden, creating an ideal spot for morning coffees or evening relaxation.

On the ground floor, you'll find two well-proportioned bedrooms, including a generous principal bedroom with the convenience of an en-suite shower room. A family bathroom completes the downstairs accommodation.

Upstairs, a further spacious double bedroom with its own bathroom offers excellent flexibility, ideal for older children, guests, or as a peaceful home office.

Externally, a private driveway provides convenient off-street parking, while the enclosed rear garden offers plenty of scope to create a wonderful outdoor space for family gatherings, play, or summer entertaining.

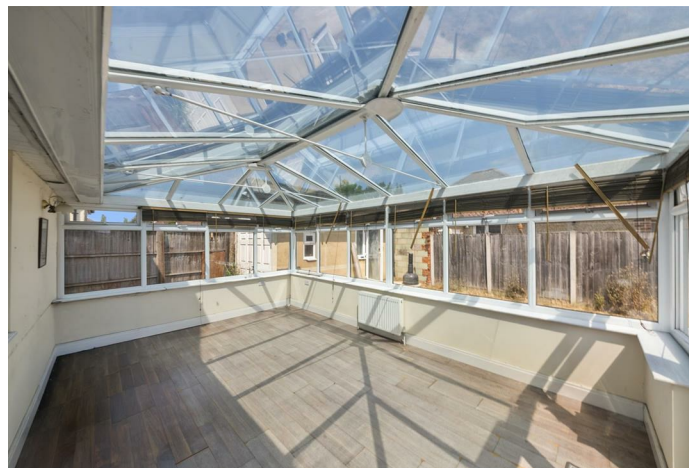
With its flexible layout, excellent room sizes, and tremendous potential, this property is a rare opportunity for those looking to craft a truly special family home.

Situation

Situated on the highly sought-after Herlwyn Avenue in Ruislip, this property occupies a prime family-friendly location with excellent local amenities right on the doorstep.

The area is exceptionally well connected, with Ruislip Gardens Station (Central Line) and Ruislip Station (Metropolitan & Piccadilly Lines) both within easy reach, offering swift and direct access into Central London. Families will particularly appreciate the proximity to several well-regarded schools, including Sacred Heart School, Ruislip Gardens Primary School, Lady Banks Primary School, and Bishop Ramsey Church of England School.

Daily life is made effortless by the vibrant Ruislip High Street, just moments away, with its excellent selection of shops, cafés, restaurants, and everyday conveniences. Nature lovers and active families will also enjoy easy access to beautiful green spaces, most notably Ruislip Lido, which offers scenic walks, leisure facilities, and a wide range of outdoor activities.



Herlwyn Avenue, Ruislip, HA4

Approximate Area = 1118 sq ft / 103.9 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1254 sq ft / 116.5 sq m
(Excluding Eaves)
For identification only - Not to scale

Ground Floor

Garage
4.96 x 2.55
16'3 x 8'4

Garden
18.64 x 13.95
61'2 x 45'9

Conservatory
5.36 x 3.45
17'7 x 11'4

Reception /
Dining Room /
Kitchen
5.65 max x
3.15 max
18'6 x 10'4

Bedroom 1
4.13 max x
3.55 max
13'7 x 11'8

Bedroom 3
4.91 max x
3.48 max
16'1 x 11'5

Extends To
6.49 x 21'4

Extends To
9.12 x 29'11

First Floor

Bedroom 2
3.96 max x
3.35 min
13'0 x 11'0

Eaves

Eaves

Dr

Up

Down

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 of Ruislip, London, showing the location of Ruislip Gardens Primary School. The map includes labels for Eversley Cres, Sacred Heart Catholic Primary School, Beechwood Ave, A4180, Heriwyn Ave, W End Rd, and Ruislip Gardens Primary School. A green pin marks the location of Ruislip Gardens Primary School.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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>		80	<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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