

ALLDAY
& MILLER



Herlwyn Avenue, Ruislip, HA4 6HD
£800,000

 3  3  1  D



Herlwyn Avenue, Ruislip, HA4 6HD

£800,000

- Detached
- Three Bathrooms
- Walking Distance To Ruislip Station
- Potential To Extend (STPP)
- Rear Extension
- Three Double Bedrooms
- Excellent Location
- Private Driveway
- Close To Highly Regarded Schools
- Large Rear Garden

Description

A beautifully refurbished detached bungalow set on a tree-lined road, ideally positioned in a sought-after Ruislip location within walking distance of the station and local amenities.

This stylish home offers bright, well-balanced accommodation throughout, perfectly suited to modern family living, with a strong sense of space and comfort.

The property comprises three well-proportioned double bedrooms, served by three contemporary bathrooms, providing excellent convenience for both family living and guests.

At the heart of the home is a light-filled reception room with a natural flow through to the garden, creating an inviting space for both relaxing and entertaining. The modern fitted kitchen is thoughtfully designed, offering ample storage and workspace.

Externally, the property benefits from a private driveway providing off-street parking and a substantial rear garden, mainly laid to lawn, offering excellent space for outdoor dining, entertaining, or simply enjoying the surroundings.

The property also offers further potential to extend (subject to the usual planning permissions).

Situation

Positioned on the well-regarded Herlwyn Avenue, the property enjoys a well-connected and family-friendly setting, with Ruislip Station (Metropolitan and Piccadilly lines) within easy reach, providing fast and convenient access into Central London.

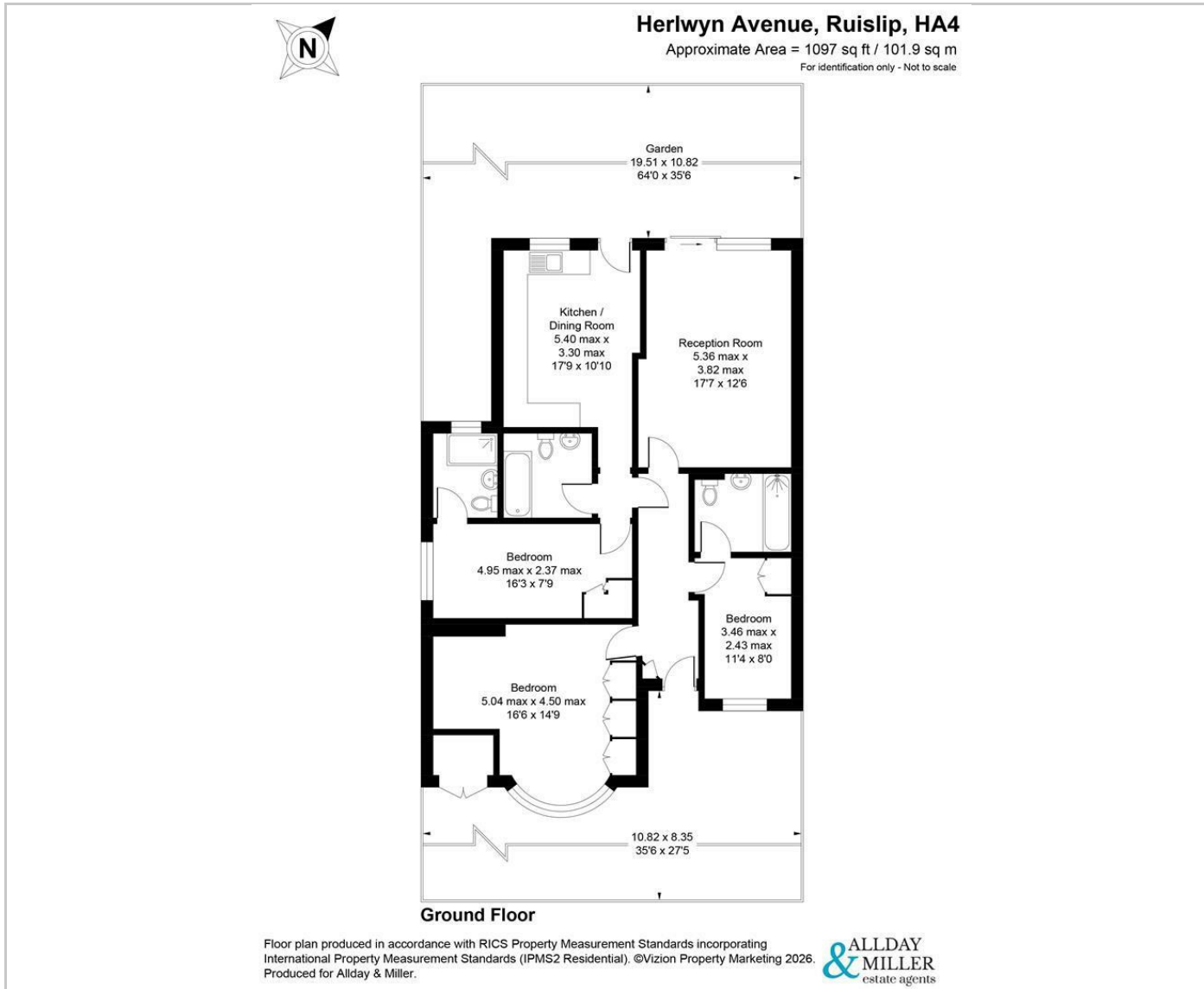
Ruislip High Street is also close by, offering a wide selection of shops, cafés, restaurants and everyday conveniences, including a Waitrose supermarket within walking distance.

The area is well regarded for its schooling, with a number of highly sought-after options nearby including Ruislip Gardens Primary School, Lady Bankes Primary School and Bishop Ramsey Church of England School.

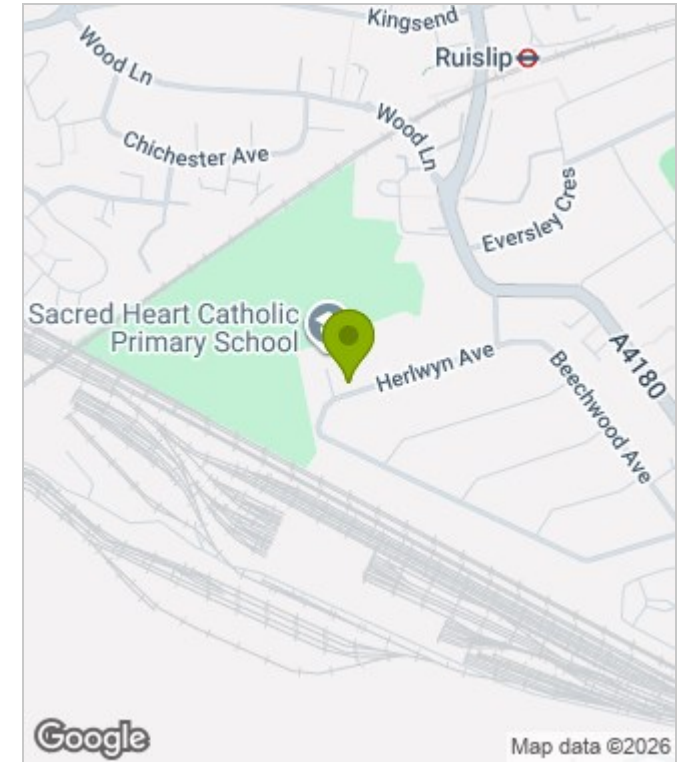
For outdoor leisure, Ruislip Lido and surrounding green spaces are within easy reach, offering scenic walks and a range of recreational activities.



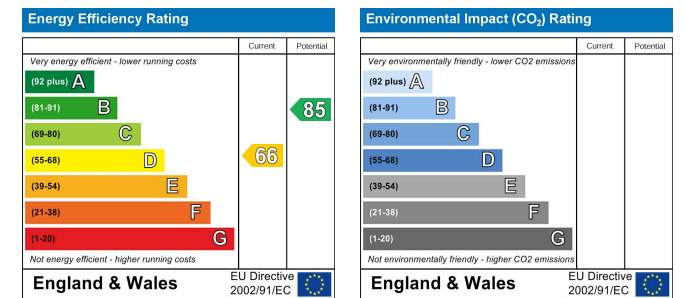
Floor Plans



Area Map



Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.