

Broadwood Avenue

Ruislip • Middlesex • HA4 7XU

Asking Price: £1,400,000



coopers
est 1986

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Situated on the highly sought-after and peaceful Broadwood Avenue, this impressive six-bedroom detached family home offers generous and versatile living accommodation approaching over 3,000 sq ft, making it ideal for growing families and those seeking space both inside and out. The ground floor features multiple reception rooms, providing excellent flexibility for both formal entertaining and everyday living, alongside a spacious kitchen/breakfast room, separate dining room, utility area, and an additional office space perfect for home working. Across the upper floors, the property boasts six well-proportioned bedrooms, including a substantial principal suite, complemented by multiple bathrooms to comfortably accommodate family life.

Externally, the home benefits from a large private rear garden, ideal for outdoor entertaining, as well as a summer house and additional outbuildings offering further potential for leisure or workspace. To the front, there is ample off-street parking along with a garage. Positioned in a premium residential location within Ruislip, the property enjoys a quiet setting while remaining conveniently close to local amenities, highly regarded schools, and excellent transport links. This is a rare opportunity to acquire a substantial family home in one of the area's most desirable roads.

6 BEDROOM DETACHED

AMPLE OFF STREET PARKING

LARGE PRIVATE GARDEN

SEPERATE LIVING SPACE

SOUGHT AFTER QUIET LOCATION

LARGE GARAGE

CLOSE PROXIMITY TO RUISLIP WOODS

POTENTIAL TO EXTEND STPP

SOUTH FACING GARDEN

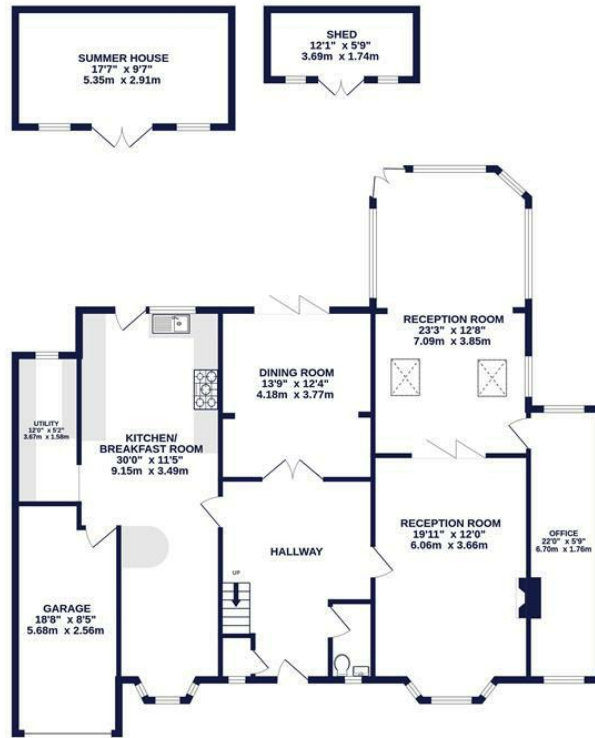
• CLOSE TO WELL REGARDED SCHOOLS AND TRANSPORT LINKS

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.





GROUND FLOOR



2ND FLOOR



1ST FLOOR



Approximate Total Area = 2655 sq ft / 246.5 sq m
 Garage = 157 sq ft / 14.5 sq m
 Outbuildings = 236 sq ft / 21.9 sq m
 Total = 3048 sq ft / 282.9 sq m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		
England & Wales		01/01/2022	01/01/2025

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.