

# Park Avenue

Ruislip • Middlesex • HA4 7UL  
Offers In Excess Of: £1,300,000



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Situated on Park Avenue, one of Ruislip's most prestigious and sought-after roads, this impressive five-bedroom family home offers approximately 2,314 sq ft of beautifully arranged living space, set over two generous floors. The property is entered via a large and welcoming reception hallway, immediately setting the tone for the space and flow of the home. The ground floor provides versatile accommodation ideal for modern family living, including multiple reception rooms, a well-appointed kitchen/breakfast room, utility area, cloakroom and an integral garage. Upstairs, the five well-proportioned double bedrooms, all with fitted wardrobes, are complemented by family bathroom facilities, offering excellent comfort and flexibility for families of all sizes. Externally, the property continues to impress with a landscaped rear garden featuring a fully functioning summer house and a separate garden office, ideal for home working, entertaining or additional leisure space. To the front, there is the benefit of off-street parking, adding further practicality. Perfectly positioned close to local amenities, highly regarded schools, open green spaces and excellent transport links, this is a rare opportunity to acquire a substantial home on one of Ruislip's most desirable avenues.

FIVE DOUBLE BEDROOMS

DETACHED

WELCOMING ENTRANCE

MULTIPLE RECEPTION ROOMS

UTILITY

GARAGE

SOUGHT AFTER LOCATION

IMPRESSIVE SUMMER HOUSE

OFF STREET PARKING

2314 SQ FT

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.

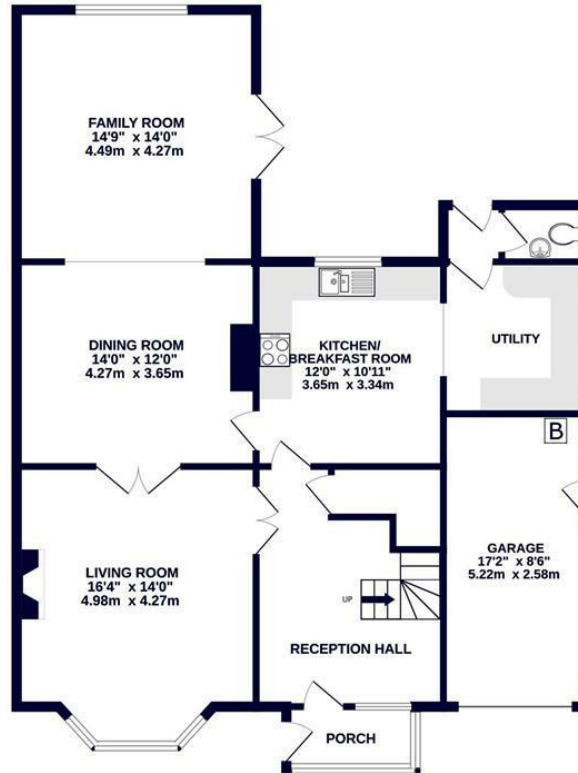




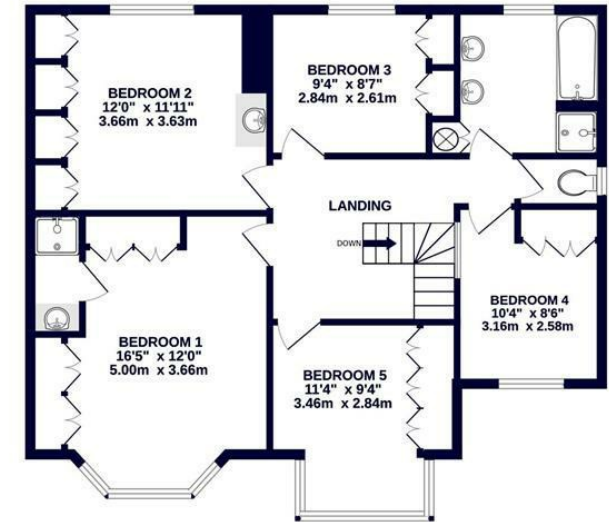
OUTBUILDING  
307 sq.ft. (28.5 sq.m.) approx.



GROUND FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR  
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 2314 sq.ft. (214.9 sq.m.) approx.

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                    |         |        |
|---------------------------------------------|---------|--------|
| 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 2020/01/01                  |         |        |

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.