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





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- 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 Banks 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.



Herlwyn Avenue, Ruislip, HA4
Approximate Area = 1097 sq ft / 101.9 sq m
For identification only - Not to scale

Ground Floor

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 showing the location of Sacred Heart Catholic Primary School. The school is marked with a green pin and labeled. Surrounding streets include Wood Ln, Chichester Ave, Kingsend, Ruislip, Eversley Cres, Herlwyn Ave, and Beechwood Ave. A railway line is visible at the bottom. The map data is from 2026.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	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>	Current: 66 Potential: 85		<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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