

# Flemming Avenue

Ruislip • Middlesex • HA4 9LE  
Guide Price: £525,000



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est 1986

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**\*\*CHAIN FREE\*\*** This beautifully renovated two bedroom terraced house offers stylish, move-in-ready accommodation ideal for first-time buyers, downsizers, or investors. The property has been updated throughout to provide a modern and comfortable living environment while retaining a practical and functional layout. The ground floor comprises a spacious reception room providing an excellent living and dining space, perfect for relaxing or entertaining. The modern fitted kitchen is thoughtfully designed with ample storage and workspace. A contemporary W.C. completes the ground floor accommodation. Upstairs, the property offers two well-proportioned bedrooms, both benefiting from good natural light and versatile space for bedroom furniture or home working arrangements as well as built in storage. To the rear, the property enjoys a private garden offering a pleasant outdoor retreat. The garden provides access to a useful outbuilding, ideal for an office, studio, storage room, or additional utility space which includes underfloor heating, running water, acoustic panelling and internet connection.

CHAIN FREE

TERRACED HOUSE

TWO DOUBLE BEDROOMS

MODERN BATHROOM

DOWNSTAIRS W.C.

LIVING ROOM

QUIET AREA

OFF STREET PARKING FOR TWO CARS

MULTIFUNCTIONAL OUTBUILDING

757 SQ.FT. TOTAL

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.





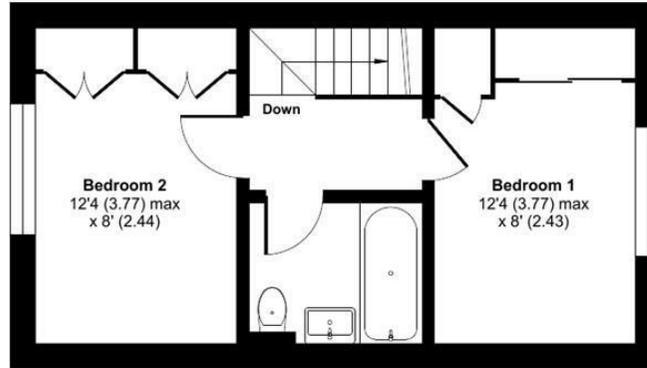
# Flemming Avenue, Ruislip, HA4

Approximate Area = 590 sq ft / 54.8 sq m

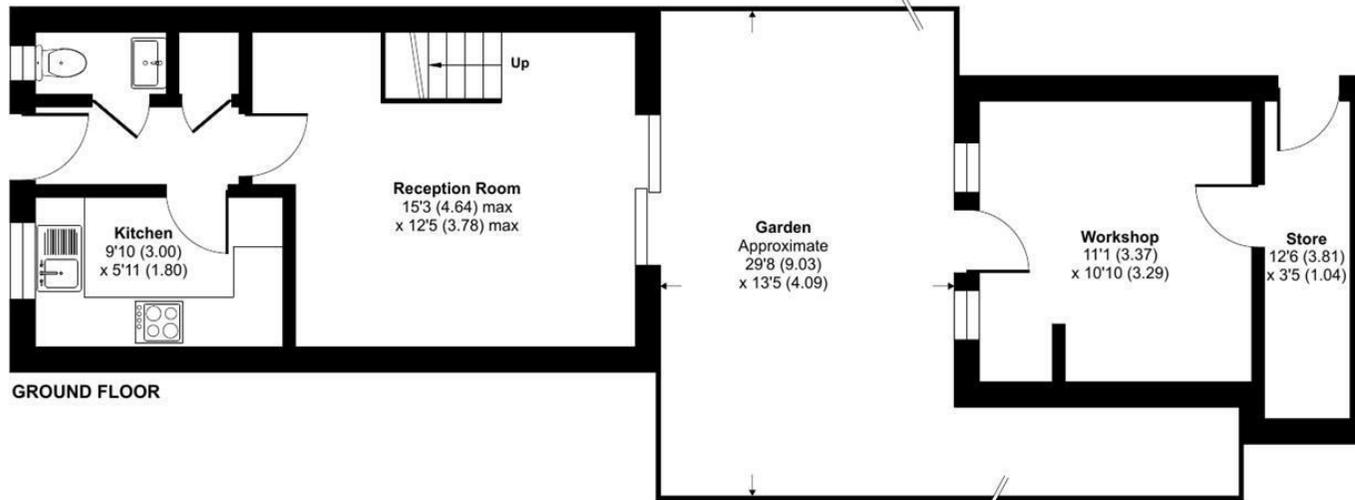
Outbuilding = 167 sq ft / 15.5 sq m

Total = 757 sq ft / 70.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Coopers. REF: 1414823

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71 Victoria Road, Ruislip Manor,  
Middlesex, HA4 9BH  
ruislipmanor@coopersresidential.co.uk

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
Current: 71	Potential: 88
England & Wales	

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.