



Acacia Avenue, Ruislip - HA4 8RG
£875,000

 **LAWRENCE RAND**



Key Features and Description

- New build four bedroom semi detached home
- Built & designed to a high specification throughout
- Kitchen with integrated appliances, quartz worktops & induction hob
- Ground floor underfloor heating & heat pumps
- 10 year new home warranty
- Heat pump

A brand-new four-bedroom semi-detached home set on one of Ruislip's most popular roads, finished to a high contemporary standard and ideal for modern family living.

The ground floor offers a spacious open-plan kitchen/dining/living area with integrated appliances, quartz worktops and bifold doors to a private rear garden with patio, plus a separate front reception room and guest cloakroom.

Underfloor heating runs throughout the ground floor. Upstairs features four well-proportioned bedrooms, including a principal bedroom with en-suite, and a modern family bathroom.

Further benefits include off-street parking for two cars and a 10-year New Homes Warranty.

Conveniently located near Ruislip Manor and Eastcote (Metropolitan/Piccadilly lines), the A40, and well-regarded local schools.

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Nearest Stations

Ruislip Manor Station – Approx 0.4 miles

Eastcote Station – Approx 0.5 miles

Ruislip Station – Approx 0.7 miles

Acacia Avenue is a quiet residential road close to the local amenities of Ruislip Manor and Eastcote with an array of shops, cafes, restaurant's and good transport.

(Metropolitan/Piccadilly line) For the motorist the A40/Western Avenue is just a short drive providing swift access into Central London and the surrounding Home Counties. The property also falls within the catchment area of some of the areas highly regarded schools.

Verified Material Information:

Local authority: Hillingdon

Council tax band: C

Suppliers:

Electricity supply: Mains, Water supply: Mains water, Sewerage:

Mains Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE – Excellence

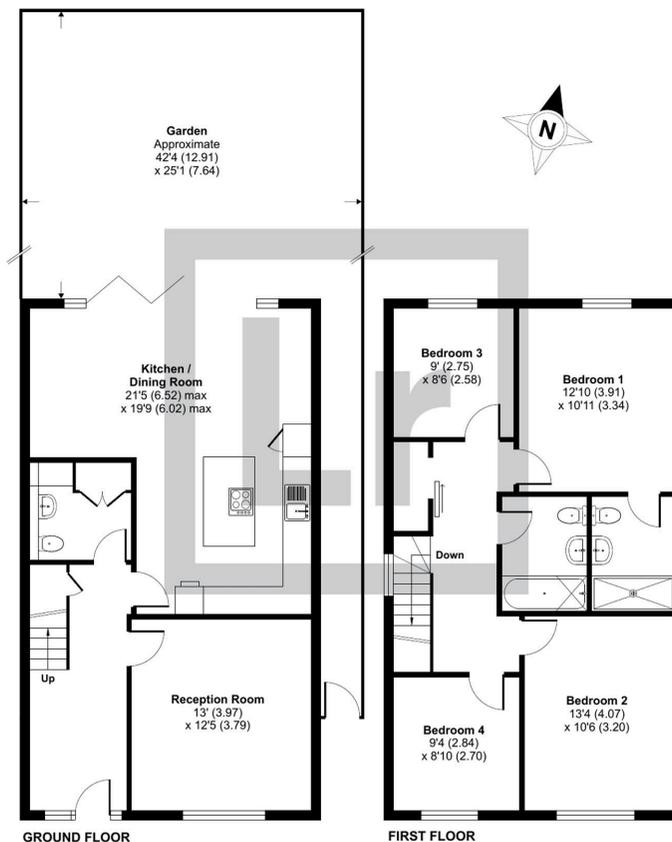




Acacia Avenue, Ruislip, HA4

Approximate Area = 1386 sq ft / 128.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Lawrence Rand. REF: 1316964

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