

Shenley Avenue

Ruislip • Middlesex • HA4 6BT

Guide Price: £795,000



coopers
est 1986

Shenley Avenue

Ruislip • Middlesex • HA4 6BT

A well-presented and characterful three-bedroom family home located on the sought-after Shenley Avenue, offering approximately 1,390 sq. ft. of spacious accommodation. The property features a bright 21ft reception room with bay window, a large open-plan kitchen/dining room ideal for entertaining, separate utility room, and ground floor WC. To the first floor are three well-proportioned bedrooms, a family bathroom, and private en-suite to the master bedroom. Further benefits include a generous rear garden measuring approximately 55ft, useful outbuilding/storage space, and a practical family-friendly layout throughout. Ideally situated close to local amenities, schools, and transport links, this property offers an excellent opportunity for families looking for space in a desirable residential location.

THREE DOUBLE BEDROOMS

SEMI DETACHED

TWO BATHROOMS

OPEN PLAN LIVING

UTILITY ROOM

IDEAL LOCATION

DRIVEWAY

GARDEN

DOWNSTAIRS W.C

1412 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.





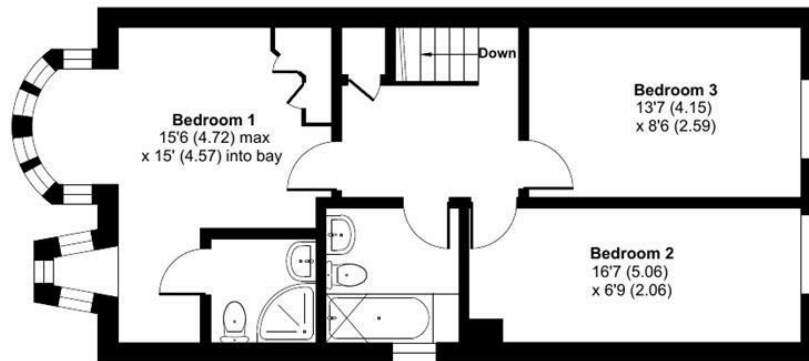
Shenley Avenue, Ruislip, HA4

Approximate Area = 1390 sq ft / 129.1 sq m

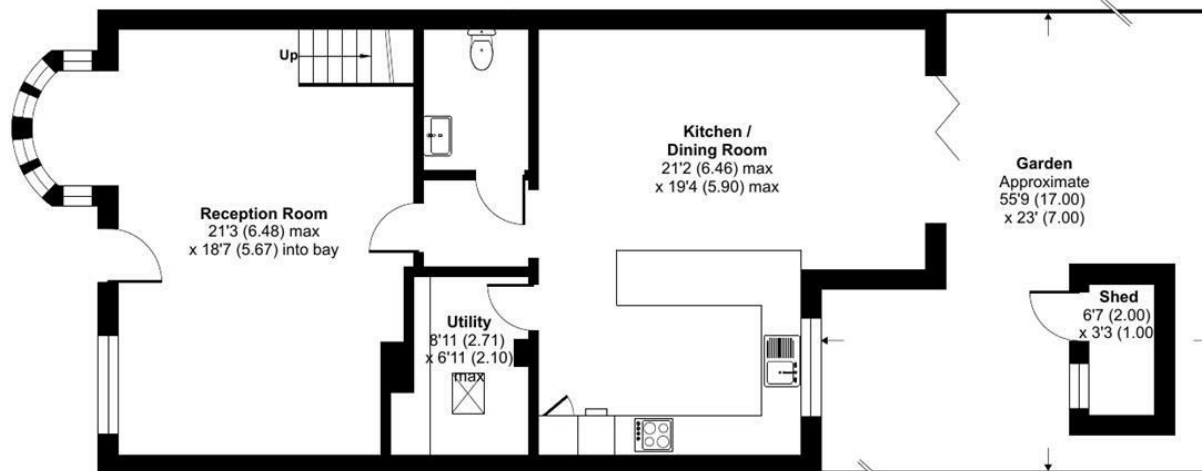
Outbuilding = 22 sq ft / 2 sq m

Total = 1412 sq ft / 131.1 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: 1454949

coopers
est 1986

coopers
est 1986

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

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
England & Wales		81	84

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.