



**Herlwyn Avenue, Ruislip - HA4 6HA**

Guide Price **£770,000** | Freehold



**LAWRENCE RAND**



## Key Features & Description

- Semi Detached
- Driveway Parking For Up To Three Cars
- Close to Local Amenities
- Under Floor Heating In Bathroom
- Water Softener
- Well Maintained
- UV Protected Bi-fold Doors And Skylight
- Mobile Enabled Smart Thermostat For Central Heating
- Approved Planning Permission Available For Side Extension
- Sixteen Solar Panels

Situated on the highly sought-after Herlwyn Avenue in Ruislip, this attractive four-bedroom semi-detached family home (124 sq m) offers spacious and versatile accommodation, ideal for growing families.

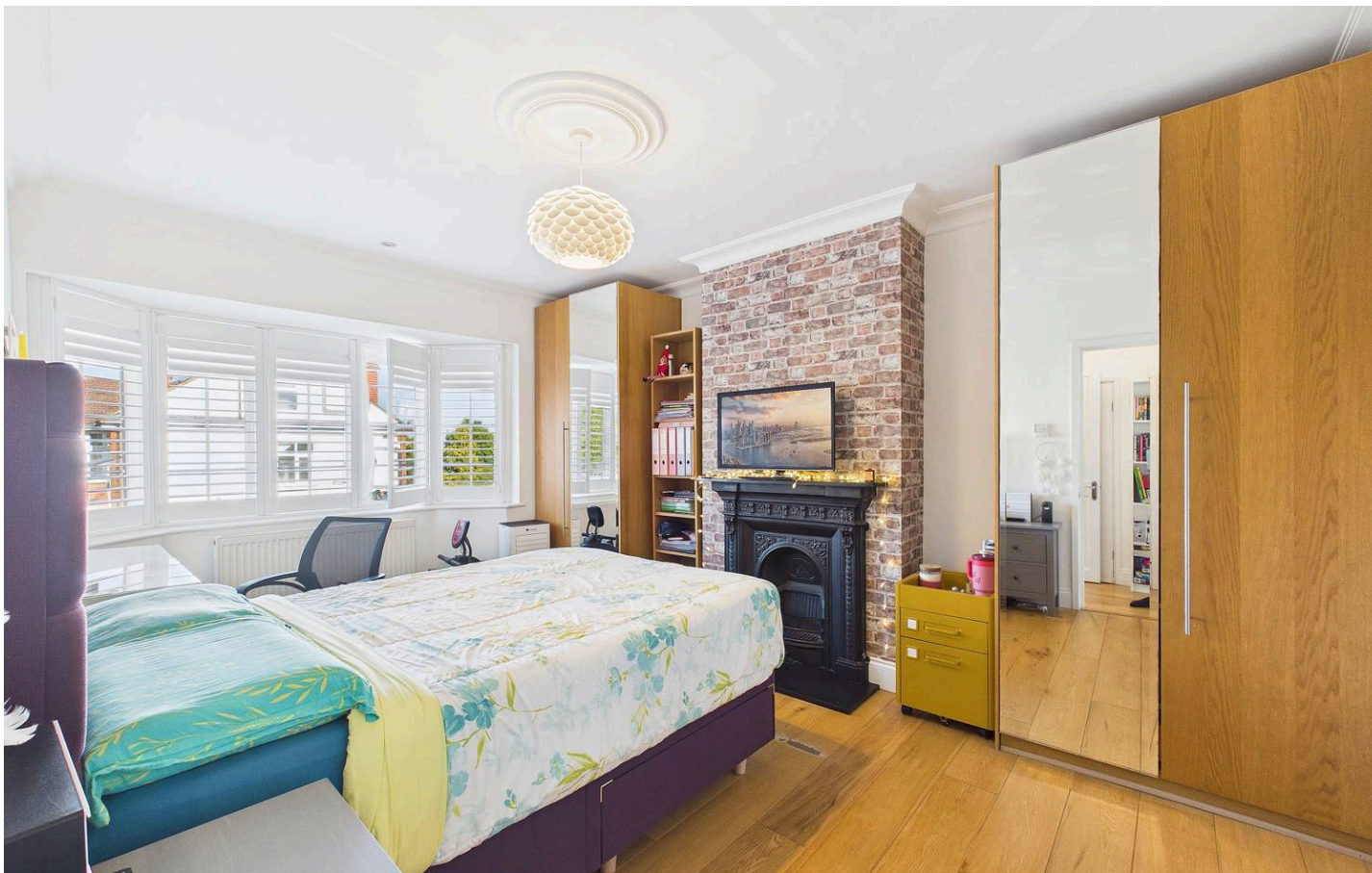
The property features a bright and generous reception room, a well-appointed kitchen with ample dining space, four well-proportioned bedrooms, and a modern family bathroom. Outside, there is a private driveway providing off-street parking and a well-maintained rear garden, perfect for entertaining, family activities, or relaxing.

Ideally positioned just moments from the highly regarded Sacred Heart School, the property is also within easy reach of Ruislip's excellent selection of shops, cafés, restaurants, and Ruislip Station, offering convenient transport links.

Combining spacious accommodation, a prime residential location, and excellent connectivity, this is a fantastic opportunity to acquire a wonderful family home in one of Ruislip's most desirable areas.

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## Nearest Stations

Ruislip Station – 0.2 miles

Ruislip Manor Station – 0.5 miles

West Ruislip Station – 0.7 miles

## Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: B

## Suppliers:

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

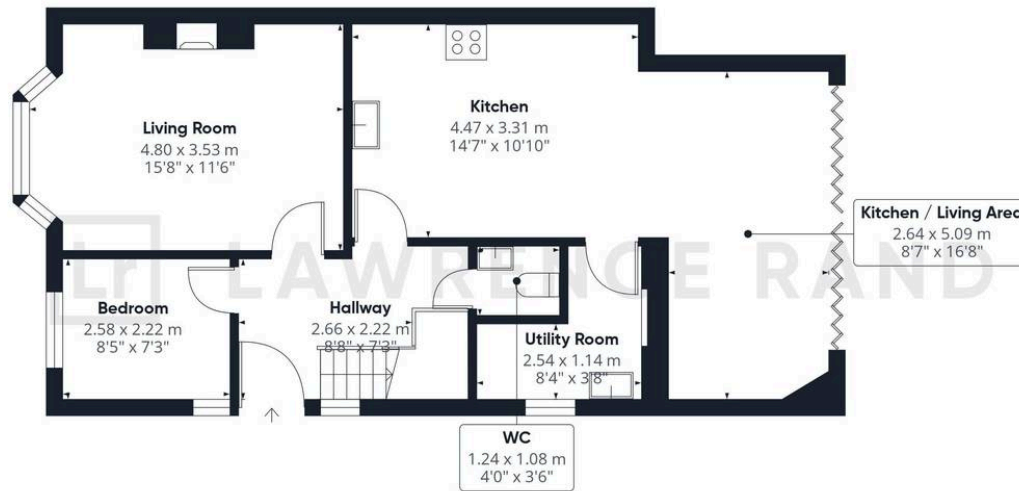
Heating: Gas central heating

## Broadband & mobile coverage:

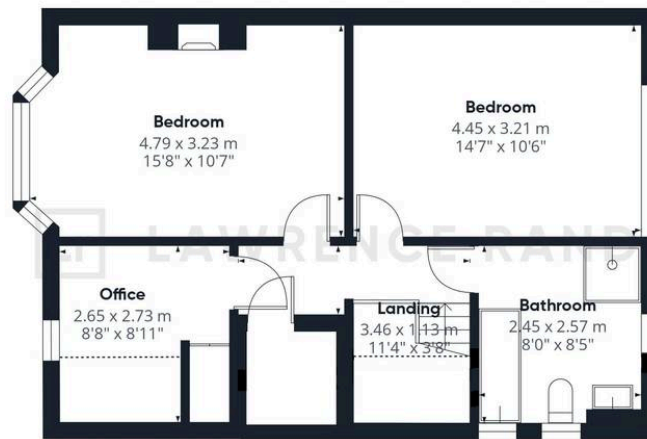
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone –  
Excellent, Three – Excellent, EE – Excellent





Ground Floor



Floor 1



## Lawrence Rand

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