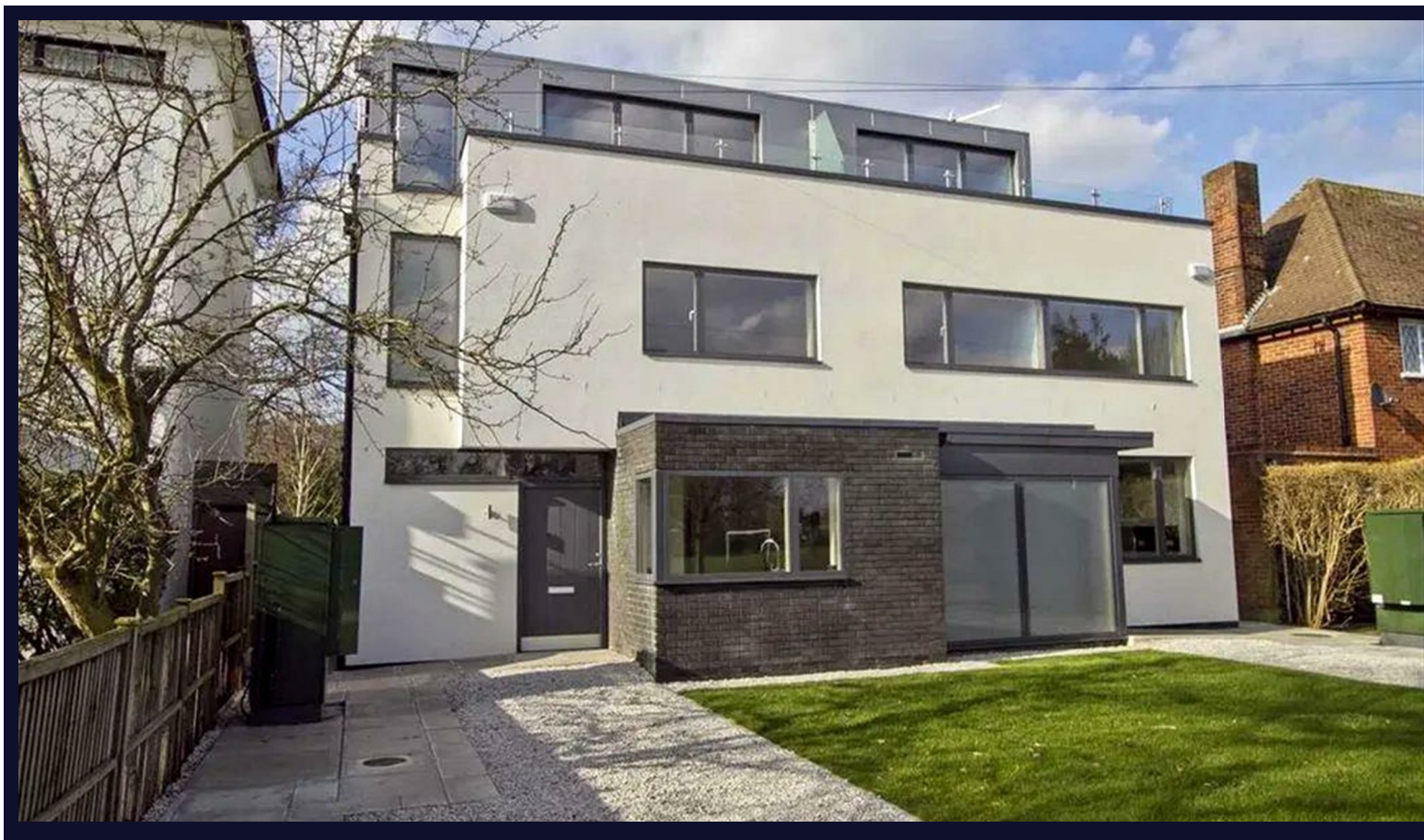


# Park Avenue

Ruislip • Middlesex • HA4 7UL

Asking Price: £1,000,000



coopers  
est 1986

# Park Avenue

Ruislip • Middlesex • HA4 7UL

Occupying a premier position on one of Ruislip's most prestigious and sought-after roads, this unique eco friendly home offers a rare blend of architectural character and versatile living across three expansive floors with excellent transport links, highly regarded schools, and local amenities close by. The property is perfectly situated to take full advantage of stunning, tranquil views over the neighboring and award winning Kings College playing fields, providing a sense of open space and greenery that is truly rare for the area. The ground floor welcomes you with a vast, dual-aspect reception room designed for grand-scale entertaining, alongside a modern kitchen and breakfast room that serves as the heart of the home. As you move through the property, the first floor provides three well-appointed bedrooms and a large family bathroom, while the crowning jewel is found on the second floor. This level is dedicated to a sprawling principal suite featuring a private en-suite and a secluded upstairs terrace, offering an elevated vantage point to enjoy the surrounding views along with integrated air conditioning. A standout feature of this residence is the beautiful and unique glass window feature at the rear of the house, which floods the

FOUR BEDROOM

ECO FRIENDLY HOUSE

SOUGHT AFTER LOCATION

LARGE GARDEN

TERRACE

TWO BATHROOMS/ DOWNSTAIRS WC

CHAIN FREE

OFF STREET PARKING

BRIGHT AND AIRY LIVING SPACE

UNDER FLOOR HEATING THROUGHOUT

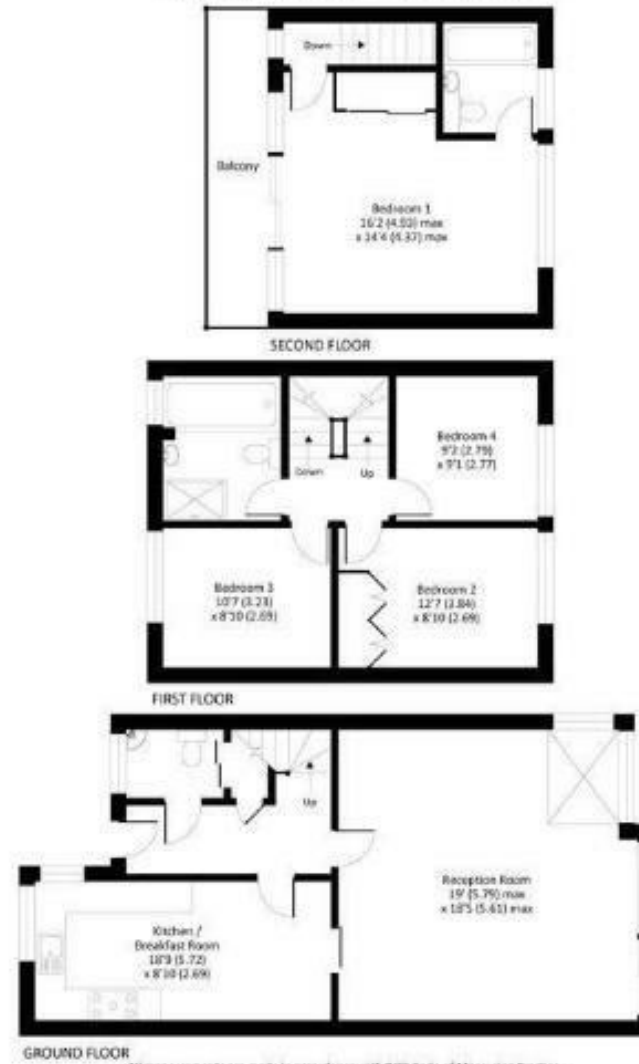
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





# Park Avenue, Ruislip, HA4 7UL

Main house gross internal area = 1383 sq ft / 128.5 sq m



All measurements are made in accordance withRICS Code of Measuring Practice which are approximate and only for illustrative purposes.  
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CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
The energy efficient - lower energy costs			
100-125	A		
80-100	B		
65-80	C		
50-65	D		
35-50	E		
20-35	F		
1-20	G		
Not energy efficient - higher energy costs			
England & Wales		03 October 2020/1/10	

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.