

Acacia Avenue

Ruislip • Middlesex • HA4 8RG

Asking Price: £750,000



coopers
est 1986

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Ideally located on the sought after Acacia Avenue, this impressive semi detached family home offers a perfect blend of space and potential, situated just moments from local shops and essential amenities. The ground floor welcomes you through a newly insulated porch, leading into a spacious hallway that opens to a bright, front facing lounge and a separate, generous dining room with direct garden access. The entire property benefits from all new windows throughout, ensuring excellent energy efficiency and a modern finish, which is perfectly complemented by a well-appointed kitchen and a convenient guest cloakroom. Upstairs, the home features three well-proportioned bedrooms and a family bathroom, providing a comfortable and well-lit layout for a growing family. Beyond its current living space, the home boasts a large loft space that provides an abundance of storage and offers significant potential for future conversions, subject to the necessary planning permissions. Practicality is further enhanced by the inclusion of off-street parking, ensuring ease of access in this popular residential location. This property represents a fantastic opportunity for buyers looking to secure a modernised home with both character and the room to grow in a highly convenient setting.

SEMI DETACHED

THREE BEDROOMS

MODERN KITCHEN

DINING ROOM

LOUNGE

WELL PRESENTED GARDEN

DOWNSTAIRS WC

OFF STREET PARKING

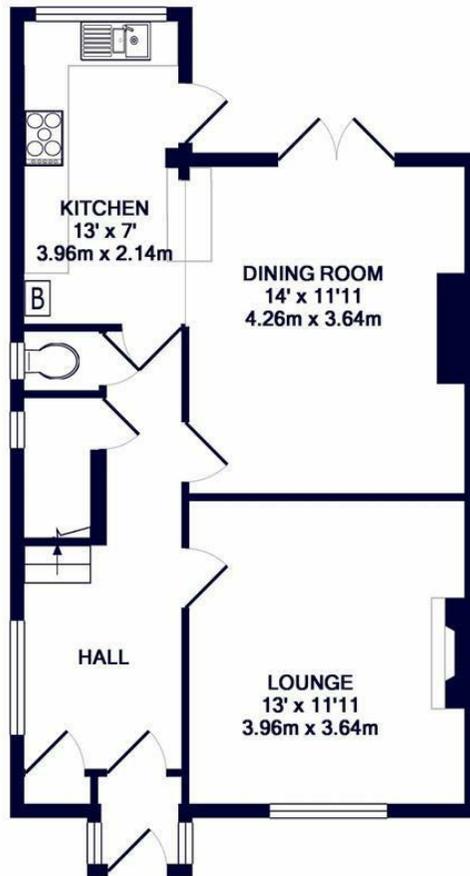
SOUGHT AFTER LOCATION

1053 SQ FT

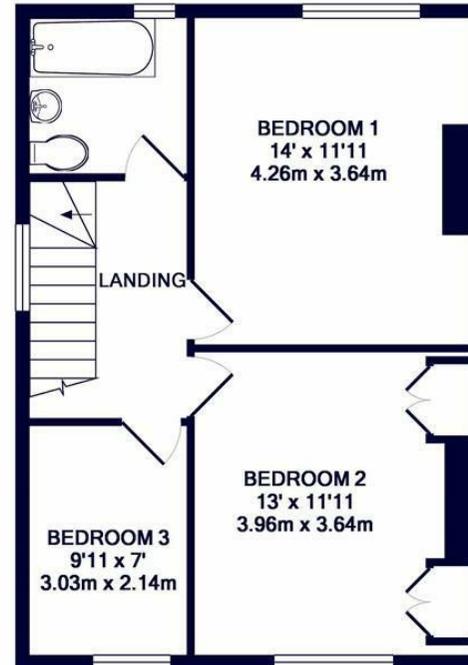
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







GROUND FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 498 SQ.FT.
(46.3 SQ.M.)

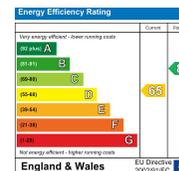
TOTAL APPROX. FLOOR AREA 1053 SQ.FT. (97.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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