

Flemming Avenue

Ruislip • Middlesex • HA4 9LF
Asking Price: £500,000



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Situated in a quiet and sought-after residential location, this charming two-bedroom terraced house on Flemming Avenue, Ruislip offers well-balanced and practical living accommodation ideal for a range of buyers. The property features a welcoming hallway that allows access to the reception room leading to a separate dining room overlooking the rear garden, a fitted kitchen, and a convenient ground floor WC, while upstairs provides two well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a private rear garden with a useful outbuilding/shed and the added advantage of off-street parking to the front. Well located for local shops, amenities, transport links, and reputable schools, this is a fantastic opportunity to secure a home in a peaceful yet well-connected area.

TERRACED HOUSE

TWO BEDROOMS

FAMILY BATHROOM

LIVING ROOM

CONSERVATORY

OFF STREET PARKING

SOUGHT AFTER LOCATION

DOWNSTAIRS W.C.

SOUTH-WEST FACING GARDEN

769 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.





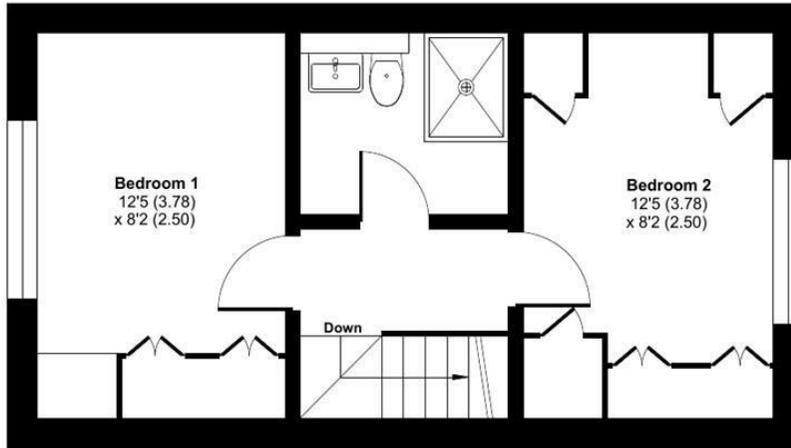
Flemming Avenue, Ruislip, HA4

Approximate Area = 722 sq ft / 67 sq m

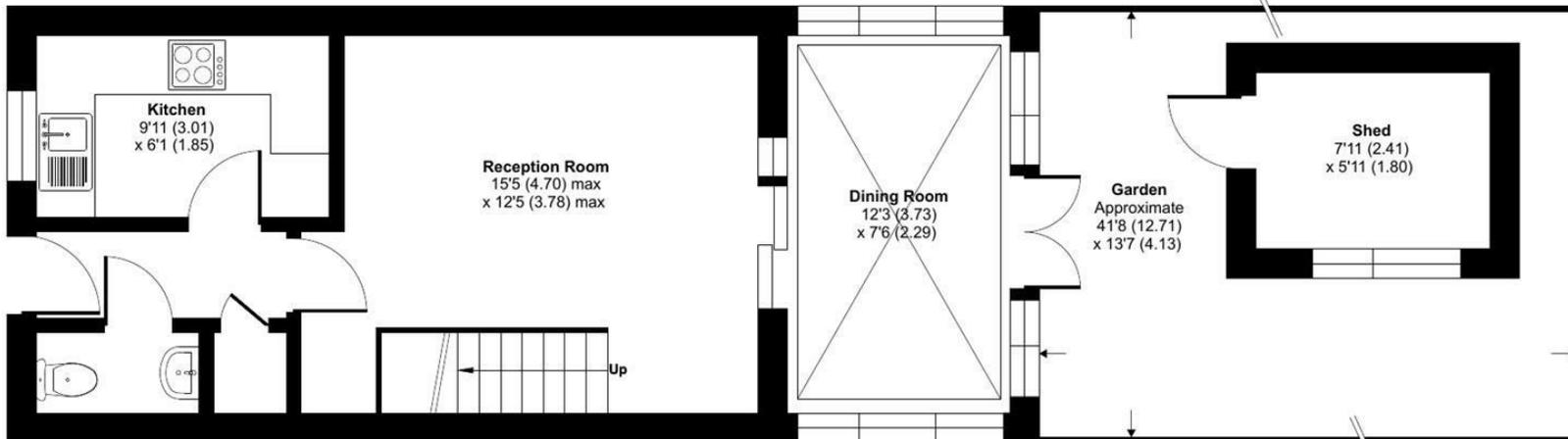
Outbuilding = 47 sq ft / 4.3 sq m

Total = 769 sq ft / 71.3 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). © nchecom 2026. Produced for Coopers. REF: 1395604

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Energy Efficiency Rating		Current	Target
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		86	86

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.