

# Linden Avenue

Ruislip • Middlesex • HA4 8TY

Guide Price: £625,000



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est 1986

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Coopers are proud to present this beautifully appointed three-bedroom detached bungalow, ideally located on the ever-popular Linden Avenue in Ruislip. This spacious and versatile home offers stylish interiors, generous room sizes, and a peaceful residential setting perfect for families and downsizers alike.

DETACHED BUNGALOW

THREE BEDROOMS

FAMILY BATHROOM

SPACIOUS THROUGH LOUNGE

MODERN KITCHEN

BEAUTIFUL GARDEN

QUIET LOCATION

OUTDOOR WORKSHOP

SIDE ACCESS

1,382 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.





### Description

As you enter the property, you're greeted by a bright and welcoming hallway that forms the central spine of the home, connecting all the main living spaces. To your left, a door opens into a large and airy reception room, an impressive space that stretches the full depth of the house. This room is filled with natural light and offers a perfect setting for both family gatherings and cosy evenings. There's ample room for a full-sized lounge suite and a separate dining area, with doors opening out to the rear garden, seamlessly blending indoor and outdoor living. Back through the hallway, the kitchen is located at the rear of the property. Stylishly fitted and well-proportioned, the kitchen features modern cabinetry, integrated appliances, and plenty of worktop space. It's a practical and sociable area, ideal for preparing meals and entertaining guests with further access to the side of the home and the garden. The ground floor is also home to two generous double bedrooms. The second bedroom, overlooking the front garden, features a charming bay window and has a calm, relaxing feel. The third bedroom is also a comfortable double, also positioned toward the front, making it ideal for guests, children, or use as a home office. A modern, fully tiled bathroom with a shower, WC, and wash basin completes the ground floor accommodation. A staircase leads you up to the first floor where you'll find the principal bedroom — an exceptional loft conversion that offers a sense of retreat and privacy. This expansive space comfortably accommodates a king-size bed with room to spare for a dressing area or reading nook. Cleverly designed eaves storage on all sides ensures practicality without compromising on aesthetics.

### Outside

Outside, the rear garden is a private and peaceful haven, perfect for outdoor dining, gardening, or simply relaxing in the fresh air. At the rear of the garden is a separate outbuilding currently set up as a workshop. This versatile space could easily be transformed into a home office, studio, or gym depending on your needs. The front of the property offers a small garden, enhancing curb appeal.

### Location

Located on a quiet residential street, this home is ideally positioned within walking distance of local shops, well-regarded schools, and excellent transport links including Ruislip's Underground stations. Combining generous internal space with a peaceful location, this bungalow offers a rare opportunity to secure a forever home in one of Ruislip's most desirable neighbourhoods.



### Schools:

Lady Bankes Junior School 0.23 miles  
Warrender Primary School 0.36 miles  
Ruislip High School 0.61 miles



### Train:

Ruislip Manor 0.17 miles  
Eastcote 0.55 miles  
Ruislip 0.57 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



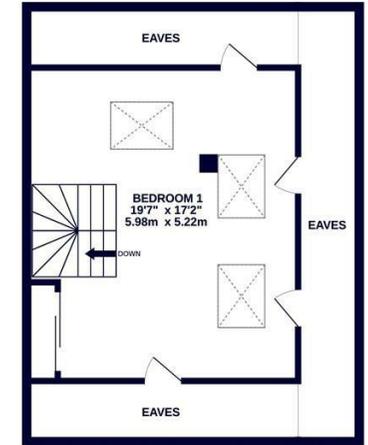
OUTBUILDING  
8' high 8'3" wide approx.



GROUND FLOOR  
120' high 10' 7" wide approx.



1ST FLOOR  
120' high 10' 7" wide approx.



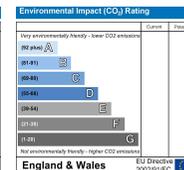
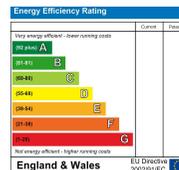
TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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