



A FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY RESIDENCE

Park Avenue, Ruislip, HA4 7UL

ROBSONS

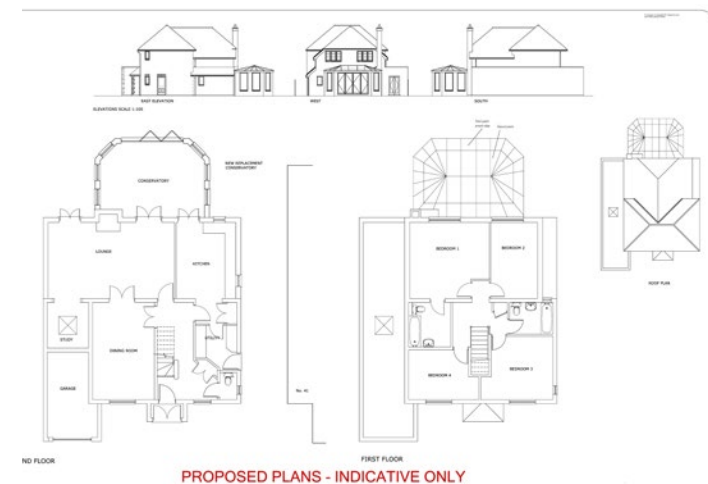
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ENTRANCE HALLWAY • TWO RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • CONSERVATORY • FOUR BEDROOMS • TWO BATHROOMS • ATTRACTIVE GARDEN • OFF-STREET PARKING & GARAGE • EXTERNAL CCTV • POTENTIAL TO EXTEND (STPP) • COMPREHENSIVE ALARM SYSTEM

Description

Positioned on one of Ruislip's most sought-after roads just moments from local amenities, is this imposing four bedroom, two bathroom detached family residence. This property offers generously proportioned interiors, with the potential to extend (STPP). The ground floor comprises an entrance porch and hallway with a cloak cupboard and a guest WC, a generous kitchen/breakfast room featuring a range of solid oak units with integrated Neff appliances, a utility room, and a spacious dining room. Completing the ground floor is a light-filled, rear aspect lounge with a feature fireplace, and a large conservatory. Permission has been granted to replace the glass conservatory with a part-brick built conservatory to provide a more modern, insulated living area.





The first floor hosts a master bedroom boasting fitted wardrobes and an en-suite bathroom, three further double bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing, solid oak flooring to the ground floor, external CCTV, and a Bose surround sound system in the two reception rooms and the master bedroom.

Externally this family home offers a well-maintained, landscaped garden with an Indian Sandstone patio area, a sunken kitchen/BBQ, a summerhouse, and garden lighting. To the front there is a large carriage driveway providing off-street parking for multiple cars.

Location

Located on a tree lined road within easy reach of Ruislip high street and an array of shopping facilities, restaurants, coffee house and popular supermarkets. For commuters, Ruislip station is close by and provides a frequent service into London via the Metropolitan and Piccadilly line. Alternatively, there is West Ruislip station which offers the Central line.

The area is well served by highly regarded primary and secondary schooling, and plenty of outdoor space including Ruislip Lido and Ruislip Woods.

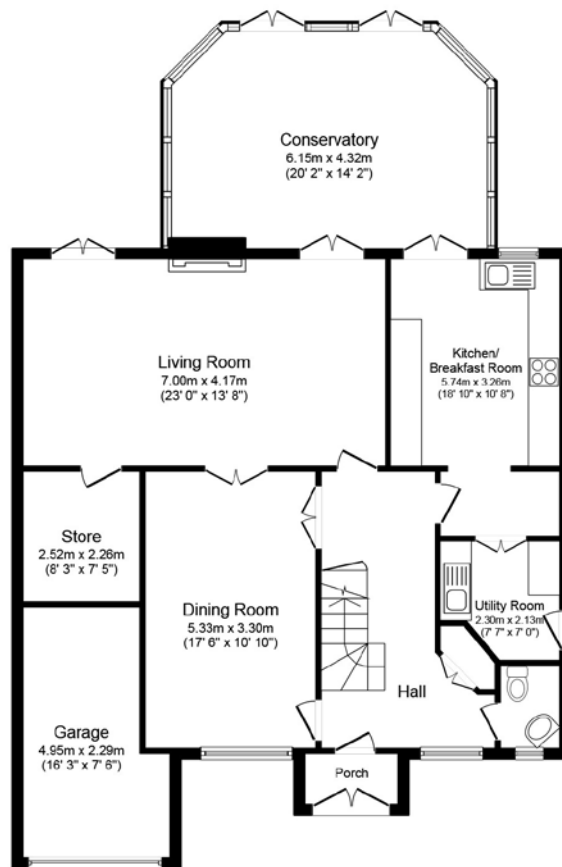
Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Hillingdon

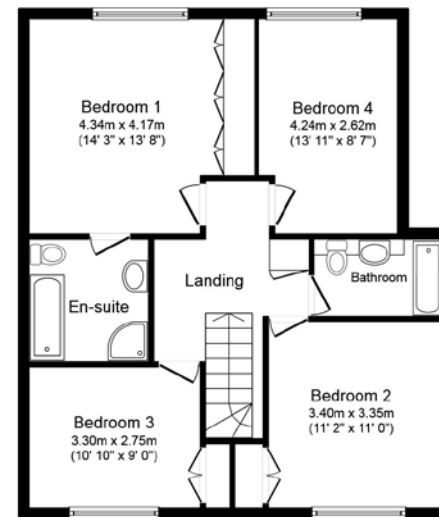
Energy Efficiency Rating: Band D





Ground Floor

Floor area 132.0 sq. m. (1,421 sq. ft.) approx



First Floor

Floor area 72.0 sq. m. (775 sq. ft.) approx

Total floor area 204.0 sq. m. (2,196 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan created for Robsons Estate Agents - Pinner.

Produced by www.keyagent.co.uk

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