



AN ATTRACTIVE FOUR BEDROOM FAMILY HOME IN A PRIME LOCATION

Broadwood Avenue, Ruislip, HA4 7XS



**ENTRANCE HALLWAY • GUEST WC • TWO
GENEROUS RECEPTION ROOMS • KITCHEN /
BREAKFAST ROOM • FOUR BEDROOMS, ONE
EN-SUITE • FAMILY BATHROOM • PRIVATE REAR
GARDEN • OFF-STREET PARKING • GARAGE •
SCOPE TO EXTEND (STPP)**

Description

Positioned on one of Ruislip's most sought-after roads within easy reach of local amenities and a number of highly regarded schools, this generously proportioned four bedroom residence is perfect for families and offers scope to extend (STTP).

The ground floor comprises an inviting entrance hallway with stairs to the first floor and a guest WC. There are two generous reception rooms with adjoining doors allowing you to open up the space if required, with one of the rooms having direct access to the garden. A well-equipped kitchen/breakfast room completes the ground floor and features a selection of base and eye level units, a breakfast bar and ample storage space.

To the first floor there are four well-appointed bedrooms with the largest of the four boasting fitted wardrobes and an en-suite shower room, and a four-piece family bathroom.





Externally there is a well-maintained rear garden that is laid to lawn with a patio and a variety of established shrubs and hedges. To the front there is off-street parking available and a garage.

Location

Situated off Park Avenue just a short distance from both Ruislip and Ruislip Manor high streets and a vast selection of shops, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line and the Piccadilly Line are both accessible at Ruislip and Ruislip Manor Station, with the Central Line available at nearby West Ruislip station. There is also easy access to a number of local bus routes.

The area is well served by local primary and secondary schooling with Cotefield Infant School and Whiteheath Junior School close by, as well as open spaces and recreational facilities including Park Woods, Ruislip Lido and Ruislip Woods.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

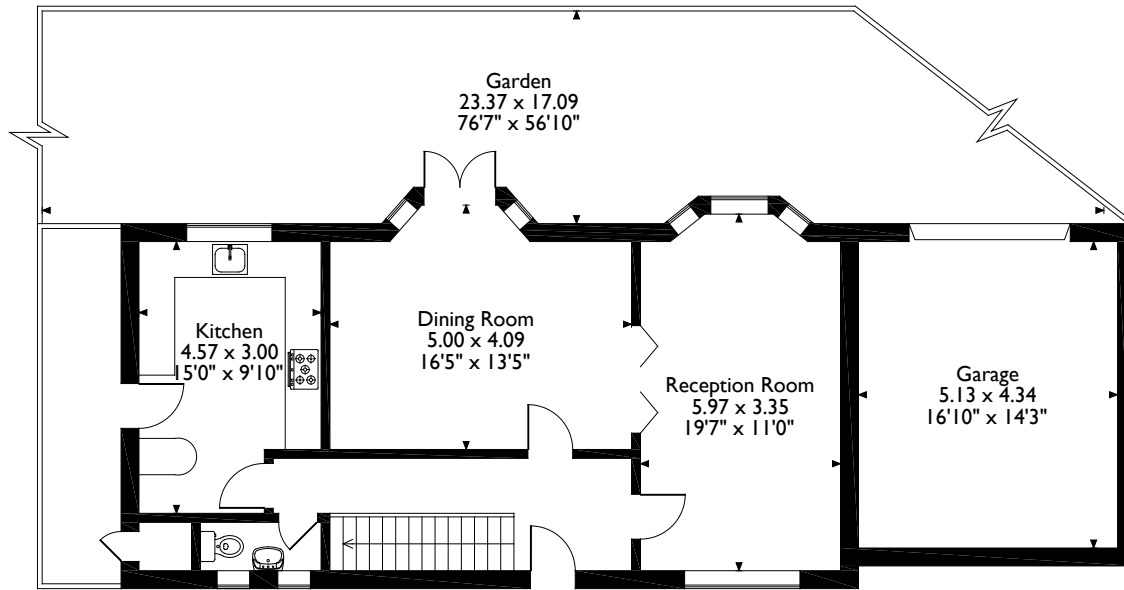
Local Authority: London Borough of Hillingdon

Council Tax: Band G

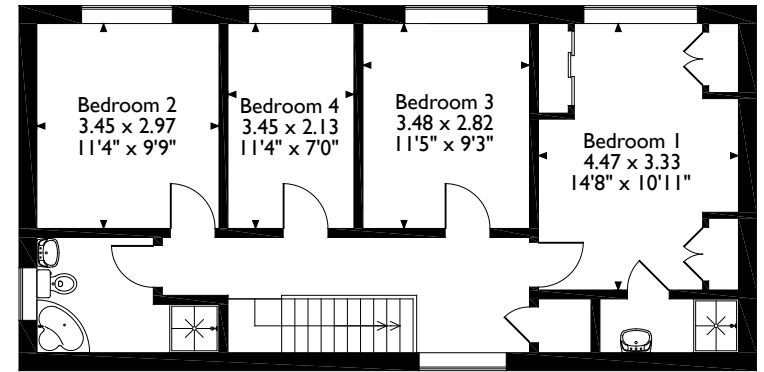
Energy Efficiency Rating: Band D



Broadwood Avenue, Ruislip
 Approximate Gross Internal Area
 Main House = 129 Sq M/1392 Sq Ft
 Garage = 22 Sq M/241 Sq Ft
 Store = 1 Sq M/7 Sq Ft
 Total = 152 Sq M/1640 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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