



**Acacia Avenue, Ruislip, HA4 8RG**

Guide Price **£975,000** | Freehold



**LAWRENCE RAND**



## Key Features & Description:

- Four bedroom detached new build house
- Garden room
- Ground floor with underfloor heating
- 10 year new homes warranty
- Built & designed to a high specification throughout
- Kitchen with integrated appliances, quartz worktops & induction hob
- Heat pump

Welcome to this exceptional, brand-new four-bedroom detached residence, enviably situated on one of Ruislip's most prestigious and sought-after roads. Thoughtfully designed to blend contemporary elegance with premium finishes, this outstanding home offers an ideal setting for modern family life. The ground floor boasts a spacious open-plan kitchen, dining, and living area, complete with high-end integrated appliances, sleek quartz worktops, an induction hob, and sophisticated bifold doors opening onto a private rear garden, mainly laid to lawn. At the rear of the garden, a versatile garden room provides excellent storage or potential for other uses. A separate, light-filled front reception room offers additional living space, while a guest cloakroom adds everyday convenience. Underfloor heating throughout the ground floor enhances comfort and luxury. The first floor comprises four generously sized bedrooms, including a superb principal suite with a stylish en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, the property benefits from private off-street parking for up to three vehicles and is offered with the reassurance of a 10-year New Homes Warranty. ***Presented with care by Lawrence Rand—helping you find the place you'll love to call home.***





### **Location:**

Acacia Avenue is a quiet residential road close to the local amenities of Ruislip Manor and Eastcote with an array of shops, cafes, restaurant's and good transport. (Metropolitan/Piccadilly line ) For the motorist the A40/Western Avenue is just a short drive providing swift access into Central London and the surrounding Home Counties. The property also falls within the catchment area of some of the areas highly regarded schools.

### **Verified Material Information:**

Council tax band: TBC Local Authority: London Borough of Hillingdon

EPC rating: C

Comes with a 10-year New Homes Warranty

### **Suppliers:**

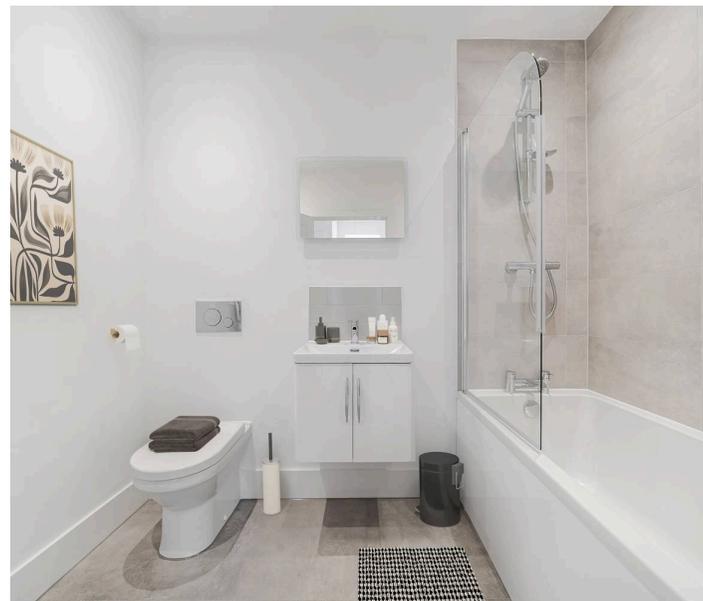
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





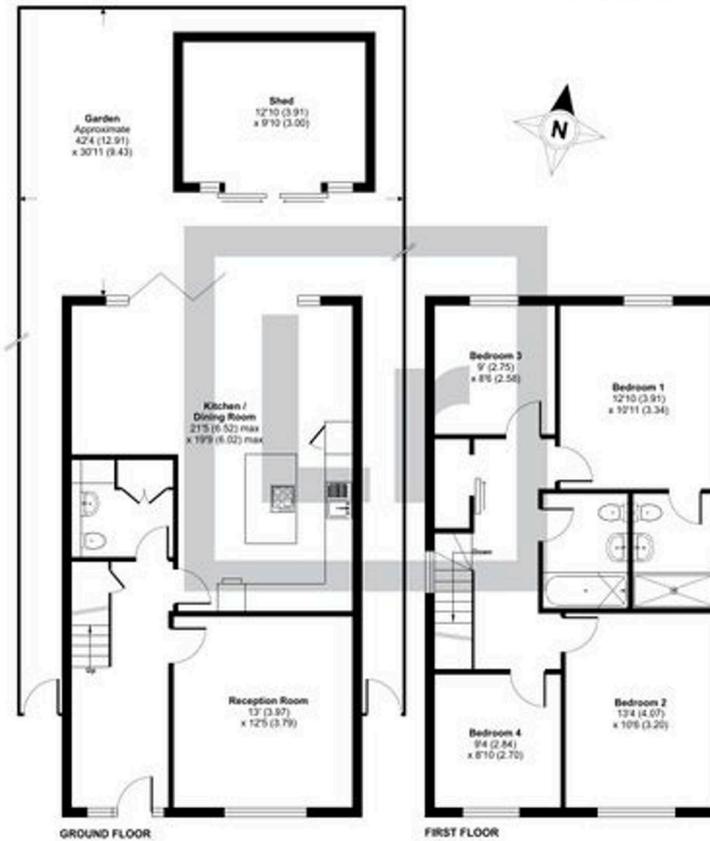
## Acacia Avenue, Ruislip, HA4

Approximate Area = 1386 sq ft / 128.7 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 1512 sq ft / 140.4 sq m

*For identification only - Not to scale*



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © redcom 2025. Produced for Lawrence Rand. REF: 1310963

## Lawrence Rand

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