



**Herlwyn Avenue, Ruislip, HA4 6HP**  
Guide Price £650,000 | Freehold

**Lr** **LAWRENCE RAND**



## Key Features & Description:

- Two/ three bedroom, detached bungalow
- Open plan kitchen/lounge/dining room
- Three bathrooms
- Garage & own drive
- Well maintained rear garden
- Sought after location
- Conservatory

Welcome to this beautifully presented three-bedroom detached bungalow, offering stylish, well-planned living with space to relax and entertain. Thoughtfully decorated throughout, this home is ready for you to move straight in and enjoy. At the heart of the property is a spacious family kitchen and dining area, perfect for everyday living and hosting friends or family. From here, doors open into a bright conservatory, creating a seamless connection between indoor and outdoor living and overlooking the well-kept rear garden. The principal bedroom benefits from its own en-suite shower room, providing privacy and convenience, while the second bedroom on the first floor also features an en-suite, making it ideal for guests, older children, or a home office retreat. Outside, the attractive garden offers a patio area for outdoor dining and a lawned section ideal for relaxing or play. To the front, the property features a combination of paved and lawned space, providing off-street parking, complemented by a garage to the rear for additional storage or parking. This home is perfect for those seeking comfort, flexibility, and easy living in a well-maintained detached property.



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**Nearest Stations & Location:**

Ruislip Tube Station – 0.4 miles

Ruislip Manor Tube Station – 0.5 miles

West Ruislip Station – 0.6 miles

Perfectly positioned just moments from Ruislip High Street with its trendy eateries, restaurants and transport connections

(Piccadilly/Metropolitan lines and Ruislip Gardens (Central Line/Br Connection).

Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the Home Counties. Within the catchment area of several highly regarded schools including Sacred Heart.

**Additional Information:**

**Council** Tax band: F

EPC Energy Efficiency Rating: E

**Suppliers:**

Electricity supply: Mains, Water supply: Mains water

Sewerage: Mains

Heating: Gas Central

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE Excellent



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Approximate Area = 1085 sq ft / 100.7 sq m  
Garage = 136 sq ft / 12.6 sq m  
Total = 1221 sq ft / 113.3 sq m  
For identification only - Not to scale



## Lawrence Rand

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