

**ALLDAY  
& MILLER**



Northolt Avenue, Ruislip, HA4 6ST  
£650,000

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**£650,000**

- Three Double Bedrooms
- Two Bathrooms
- Modern Fitted Kitchen
- Extended to the Rear
- Walking Distance to South Ruislip Station
- Private Rear Garden
- Off Street Parking
- Stunning Condition Throughout
- EPC Rating C
- Close To Highly Regarded Schools

## Description

This stunning property brought to the market comprises of a spacious hallway, with under-stair storage unit, sleek fitted kitchen with integrated appliances, downstairs WC & shower, spacious reception/ dining room with bifold doors overlooking and providing access to the rear.

Rising to the first floor there is a spacious landing with access to the three double bedrooms and the modern family bathroom.

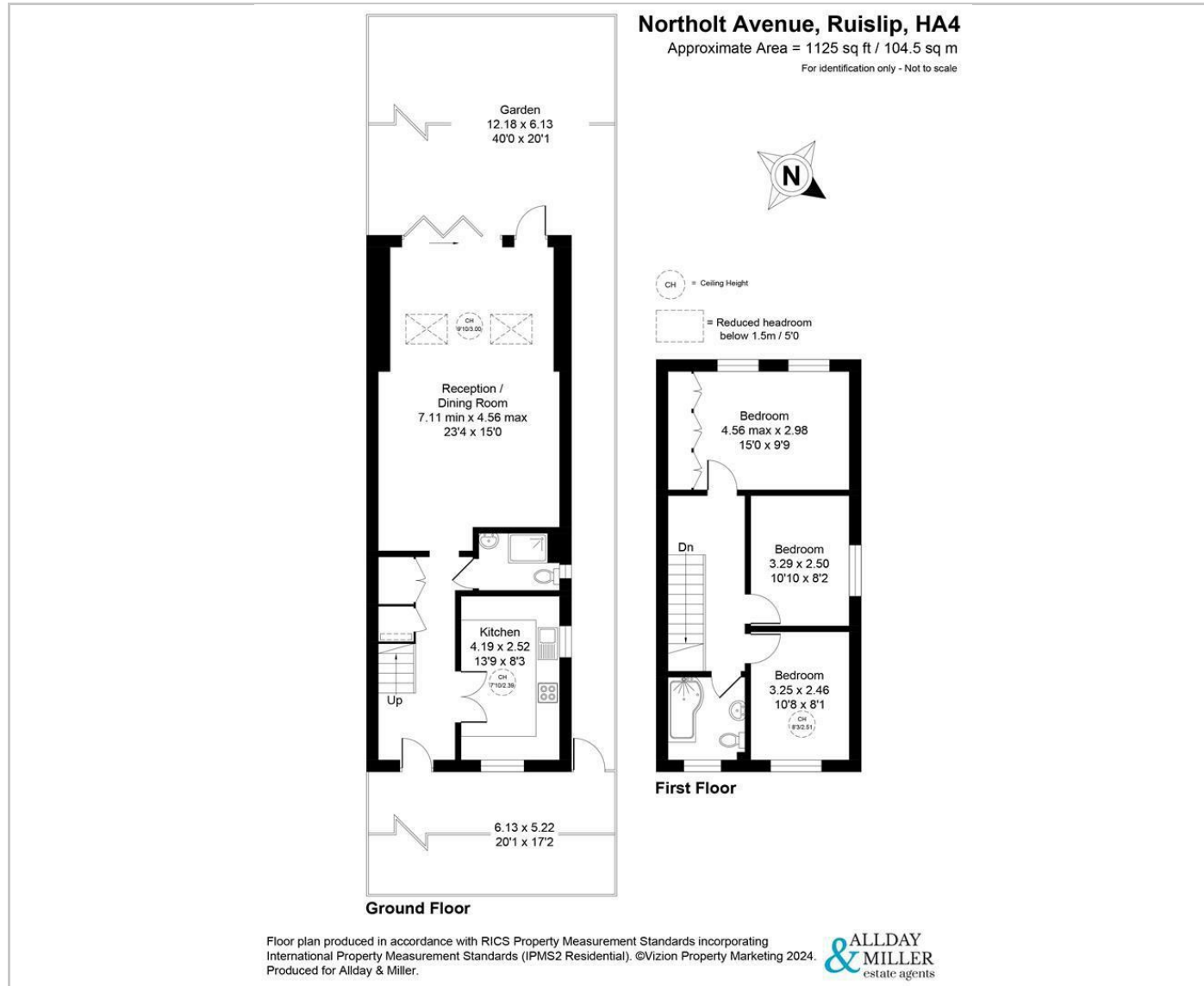
The front with a paved driveway creating space for off street parking. To the rear a private garden mainly laid to lawn and has a decked terrace with integrated lighting.

## Situation

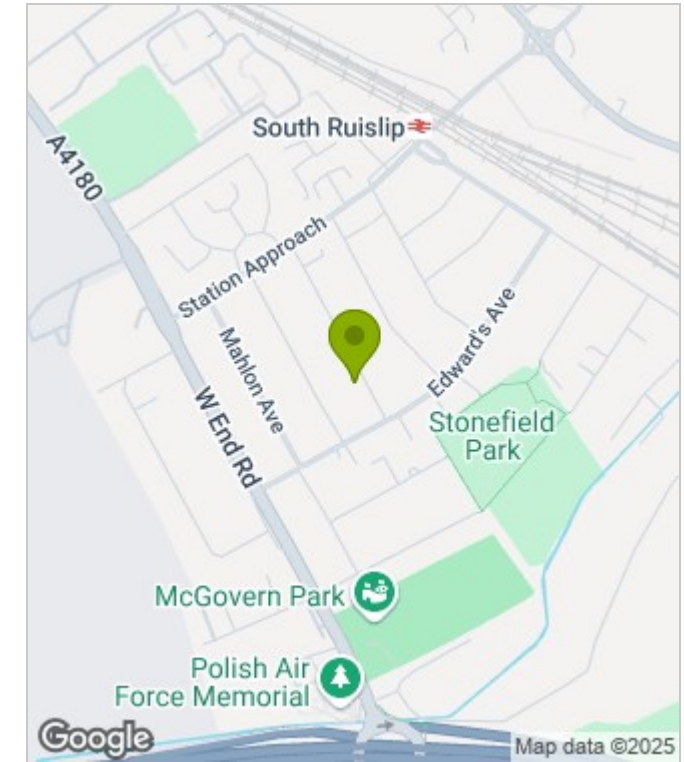
Northolt Avenue setting close to parks and amenities at South Ruislip, Ruislip Manor and Eastcote. Local transport links are available from nearby South Ruislip train station offering the Central Line into London along with the National Rail service into London Marylebone. Ruislip Manor station is a short walk away and is useful for the Metropolitan/Piccadilly line providing reliable links into the City and West End. For the motorist the A40/M25 is nearby whilst for families, there are a number of highly regarded schools that cater for children of all ages within close proximity including St Swithin Wells, Ruislip High, Deanesfield Primary School and Queensmead Secondary School. There is a new development in South Ruislip which has both shops, restaurants and a cinema which is fantastic for families and couples alike.



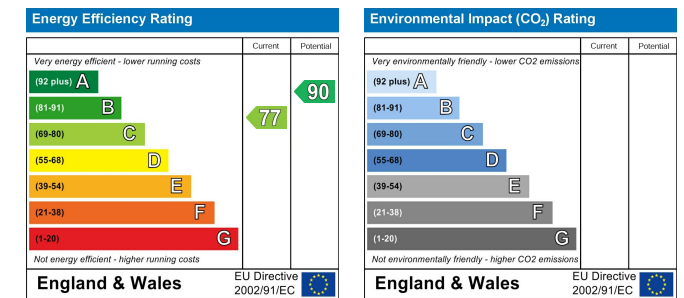
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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