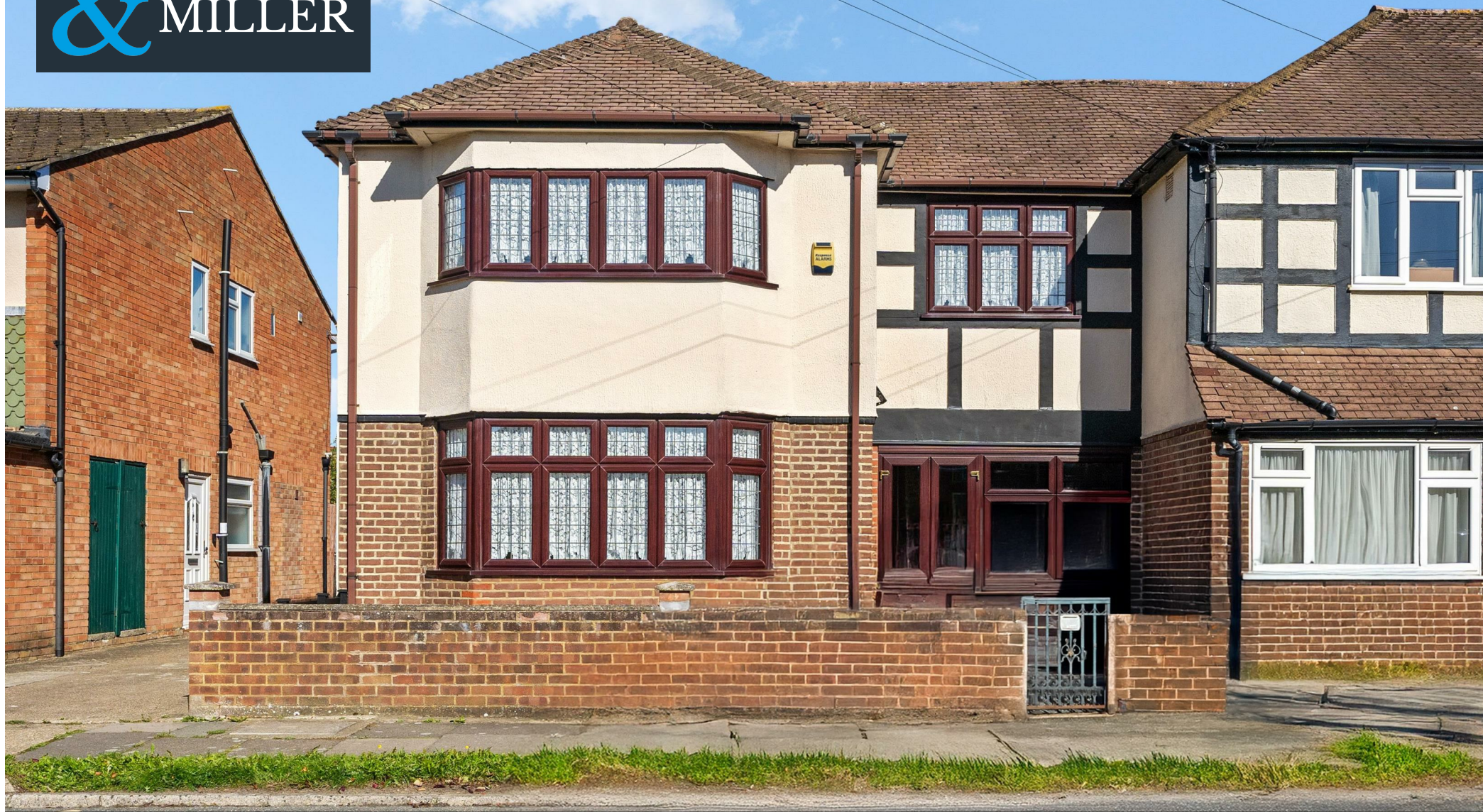


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Hardy Avenue, Ruislip, HA4 6SU
£750,000





Hardy Avenue, Ruislip, HA4 6SU

£750,000

- Four Bedrooms
- Off Street Parking
- Off Street Parking & Garage
- Great Size Garden
- Extended Semi-Detached Family Home
- Family Bathroom & Downstairs W/c
- Extended
- Desirable Location

Description

Step into this beautifully presented family home, offering a perfect blend of space, style, and comfort. The ground floor welcomes you with a bright and airy reception room, ideal for relaxing or entertaining, a modern fitted kitchen/ dining area and a convenient downstairs WC completes the ground floor.

Upstairs, you'll find four generously sized bedrooms, offering plenty of space for the whole family, as well as a well appointed bathroom.

Outside features a private rear garden, perfect for outdoor dining and entertainment.

Situation

Hardy Avenue is a quiet residential road enjoying its 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. South Ruislip 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 Swithun Wells, Ruislip High, Deanesfield Primary School and Queensmead Secondary school. There is a development in South Ruislip which has both shops, restaurants and a cinema which is fantastic for families and couples alike.



Hardy Avenue, HA4

Approximate Area = 1544 sq ft / 143.4 sq m
Shed = 44 sq ft / 4.1 sq m
Total = 1588 sq ft / 147.5 sq m
For identification only - Not to scale

Ground Floor

- Reception Room: 8.00 min x 4.77 max, 26'3 x 15'8
- Kitchen / Dining Room: 6.88 max x 2.73 max, 22'7 x 8'11
- Driveway: 8.00 x 5.00, 26'3 x 16'5
- Garden: 17.00 x 8.40, 55'9 x 27'7
- Shed: 2.40 x 1.70, 7'10 x 5'7

First Floor

- Bedroom: 4.15 x 3.36, 13'7 x 11'0
- Bedroom: 3.78 min x 2.26 min, 12'5 x 7'5
- Bedroom: 3.53 x 2.71, 11'7 x 8'11
- Bedroom: 4.10 min x 3.52 max, 13'5 x 11'7

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

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A map of the Stonefield Park area. A green pin marks the location of the Southern guardroom, RAF Northolt. The map shows Stonefield Park to the east, McGovern Park to the south, and the Southern guardroom, RAF Northolt to the west. Roads labeled include A4180, W End Rd, and Edward's Ave. The map is credited to Google and shows map data from 2026.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			86
		62	
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

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.