

Woodlands Avenue
Ruislip, HA4

Asking Price: £875,000

KEARNS
RESIDENTIAL







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- Semi-detached house
- Four bedrooms with additional office/bedroom
- Three bathrooms
- Two reception areas
- Open plan
- Off street parking
- 1824 sq. ft
- Walking Distance to Met/Piccadilly Line
- Catchment Area for Excellent Schools

This beautifully extended and modernised family home offers approximately 1,824 sq. ft (169.44 sq. m) of versatile accommodation arranged over three floors. Combining stylish interiors with generous living spaces and an impressive rear garden, this property is perfectly suited for modern family living and entertaining.

The heart of the home is the spectacular 25'6 x 11'11 open-plan kitchen/dining room, featuring a contemporary fitted kitchen with a large central island, skylights and expansive bi-folding doors that seamlessly connect the indoors with the beautifully landscaped rear garden. Flooded with natural light, this impressive space provides the perfect setting for everyday family life as well as entertaining guests.

The first floor comprises three well-proportioned bedrooms together with a stylish family bathroom. The principal suite occupies the entire second floor, complete with an en-suite shower room.

Externally, the property continues to impress with a substantial private rear garden, offering an excellent lawn and patio area ideal for outdoor entertaining, family activities and summer dining. To the front, a large driveway provides ample off-street parking for multiple vehicles.

This exceptional home offers spacious accommodation, contemporary design and a highly desirable layout that will appeal to growing families seeking both comfort and convenience.

Ideally situated for families and commuters, the property is conveniently located just 0.4 miles from Eastcote High Street and Eastcote Station, providing access to the Metropolitan and Piccadilly Lines, while Newnham Infant & Primary School is only 0.2 miles away.



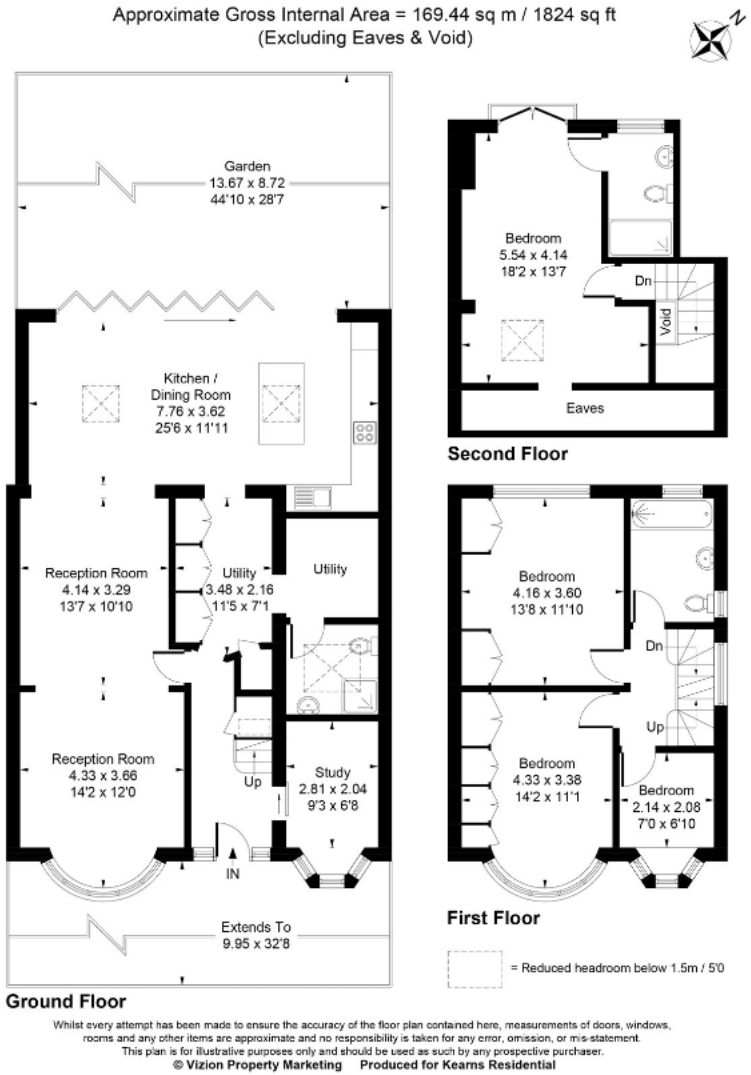




Important Information

Local Authority: London Borough of Hillingdon
Council Tax Band: E
Tenure: Freehold

Floor Plan

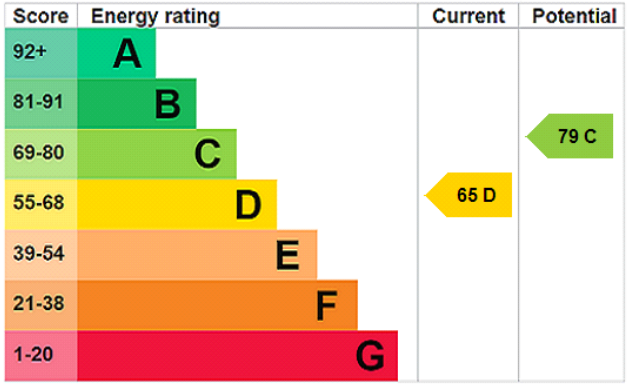


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Area Map



Energy Performance Graph



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KEARNS RESIDENTIAL
127 High Street, Ruislip, HA4 8JN
Telephone: 01895 800 800
E-mail: ruislip@kearns.co