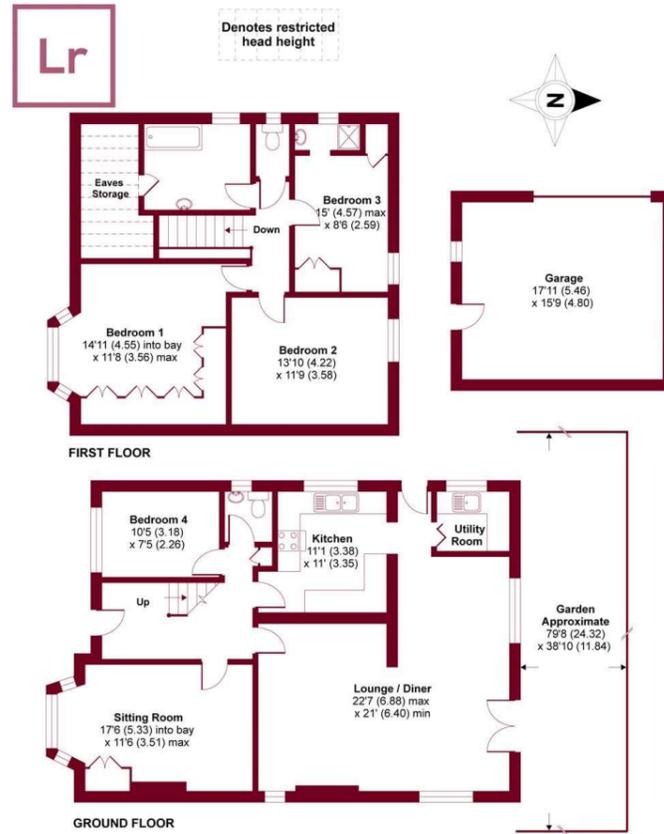


Evelyn Avenue, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 1969 SQ FT 182.8 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. Always check the details before agreeing to purchase. This includes checking on the existence of relevant permissions. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings/Sketches/Plans - This representation is provided for general guidance and is not to scale.

**Evelyn Avenue
Ruislip**





Evelyn Avenue
Ruislip
£860,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Key features

- Four bedroom detached house
- Corner plot
- Two receptions
- Spacious kitchen
- Utility room
- Guest cloakroom
- Double garage
- Off street parking

Property details

Delightful four bedroom detached family home on a large plot with double garage offers generous living space and enjoys a quiet setting on one of Ruislip's most sought after roads.

There is a warm welcoming entrance hallway with stairs to the first floor and doors to all principle rooms. The sitting room has a front aspect bay window and boasts a fire and brick surround this comfortable room is ideal for relaxing. The spacious L shaped lounge/diner is light and bright with access out to the rear garden via patio doors. The kitchen has a range of units, work tops and space for appliances. There is an additional reception room which can also be used as a guest bedroom or a study. The ground floor is completed with a utility room and guest cloakroom.

There are three comfortable bedrooms boasting

wardrobes. Bedroom three has its own ensuite shower room. The family bathroom with vanity wash hand basin and a bath tub and a separate wc.

Outside to the rear, there is a paved patio area stepping up to a large lawn which is bordered with mature bushes and shrubs, while the walled frontage has off street parking and access to double garage allowing off road parking for further 2 cars.

Evelyn Avenue is situated within easy reach of Ruislip High Street where excellent facilities can be found including restaurants and coffee bars. The Metropolitan/Piccadilly line offer swift access into Central London. Ruislip Manor amenities are also close by, as are local parks and highly recommended schools.

Potential to extend subject to Planning permission.



We are local people who support our local community. We have unrivalled expertise and knowledge of the surrounding area

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