



**LAWRENCE RAND**

**Acacia Avenue, Ruislip**  
**£875,000**

## KEY FEATURES:

- New build four bedroom semi detached home
- Built & designed to a high specification throughout
- Kitchen with integrated appliances, quartz worktops & induction hob
- Ground floor underfloor heating & heat pumps
- 10 year new home warranty
- Heat pump

This exceptional, brand-new four-bedroom semi-detached house is ideally positioned on one of Ruislip's most popular roads. Expertly designed to combine contemporary style with premium finishes, this elegant home offers the perfect environment for modern family living.

The ground floor features a generous open-plan kitchen, dining, and living area, beautifully appointed with high-specification integrated appliances, quartz worktops, an induction hob, and sleek bifold doors that lead out to a private rear garden mainly laid to lawn with a patio area ideal for outdoor entertaining. A bright front reception room provides a versatile second living space, while a guest cloakroom adds convenience. Underfloor heating throughout the ground floor ensures year-round comfort.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with a stylish en-suite shower room. A modern family bathroom serves the remaining rooms, all designed with comfort in mind.





The property further benefits from off-street parking for two vehicles and is offered with the security of a 10-year New Homes Warranty.

Acacia Avenue is a quiet residential road close to the local amenities of Ruislip Manor and Eastcote with an array of shops, cafes, restaurant's and good transport. (Metropolitan/Piccadilly line ) For the motorist the A40/Western Avenue is just a short drive providing swift access into Central London and the surrounding Home Counties.

Photos have been AI generated with the furniture inside the property.

Verified Information:

Council tax band: TBC

Local authority: London Borough of Hillingdon

EPC rating: TBC

Tenure: Freehold

Comes with a 10-year New Homes Warranty

Suppliers:

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

**Broadband & mobile coverage:** Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

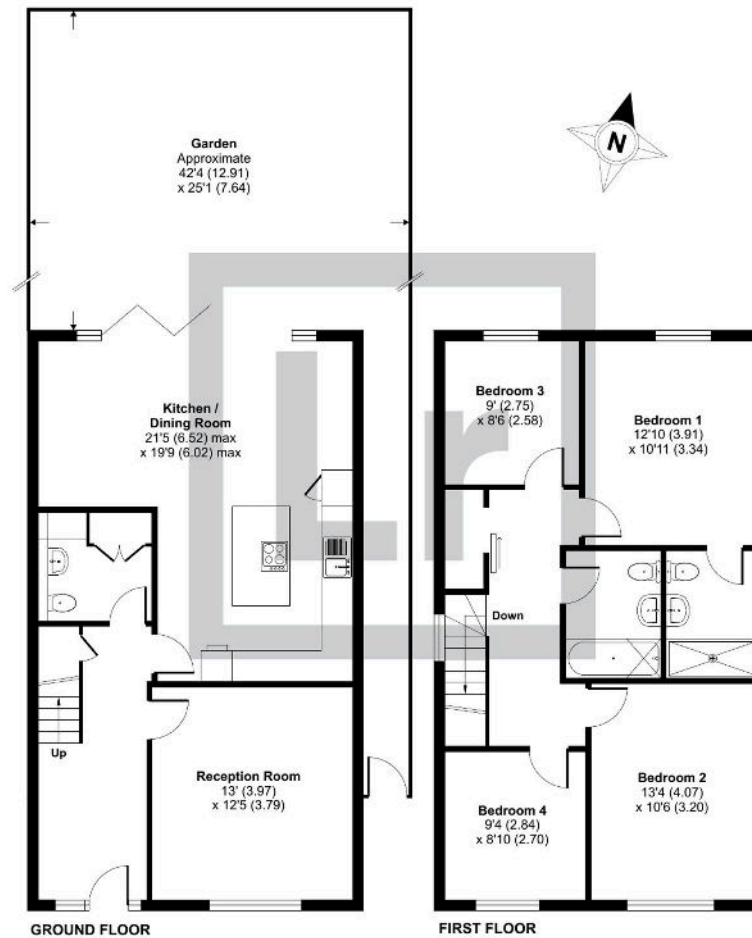




## Acacia Avenue, Ruislip, HA4

Approximate Area = 1386 sq ft / 128.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025.  
Produced for Lawrence Rand. REF: 1316964

## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • [Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk) • [www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)