



Herlwyn Avenue, Ruislip - HA4 6HH
£815,000 | Freehold

 **LAWRENCE RAND**



Key Feature & Description

- Chain Free
- Four Bedrooms
- Off Street Parking
- Semi Detached
- Bungalow
- Close To Local Stations
- Two Bathrooms
- Open Plan Kitchen/Living Area

This superbly renovated and extended four-bedroom semi-detached bungalow offers stylish, contemporary living in a highly sought-after Ruislip location.

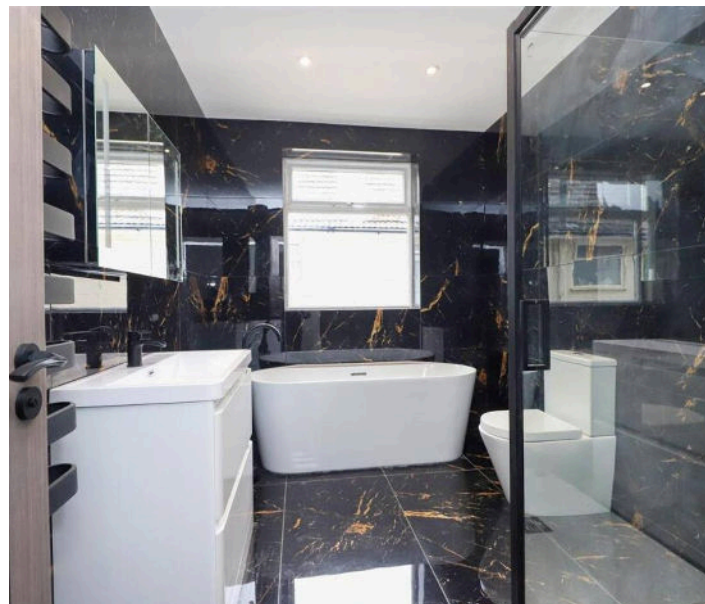
The property features two well-proportioned bedrooms on the ground floor and two further bedrooms within the loft conversion, providing flexible accommodation for families. At the heart of the home is a stunning open-plan kitchen, dining and living area created through a substantial rear extension. Finished to a high specification throughout, bi-fold doors open onto the landscaped rear garden, flooding the space with natural light.

Further benefits include modern bathrooms, a versatile outbuilding ideal as a home office, gym or studio, and off-street parking to the front.

Conveniently situated within walking distance of highly regarded schools, local amenities and excellent tube links, this exceptional home is perfectly suited to modern family living.

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Nearest Stations

Ruislip Station — approx 0.4 miles

Ruislip Gardens Station — approx 0.6 miles

Ruislip Manor Station — approx 0.7 miles

Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: C

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



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