



Herlwyn Avenue, Ruislip – HA4 6HA

Guide Price £770,000 | Freehold



LAWRENCE RAND



Key Features & Description

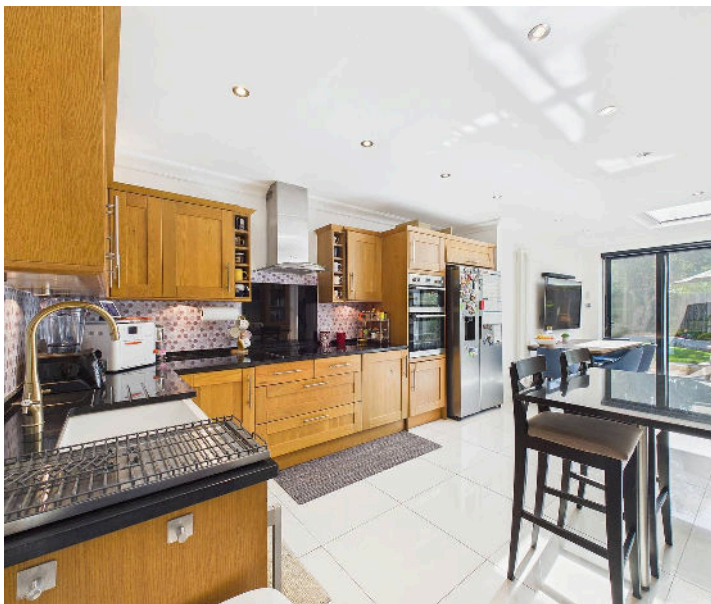
- Semi Detached
- Driveway Parking For Up To Three Cars
- Close To Local Amenities
- Under Floor Heating In Bathroom
- Water Softener
- Well Maintained
- UV Protected Bi-fold Doors And Skylight
- Mobile Enabled Smart Thermostat For Central Heating
- Approved Planning Permission Available For Side Extension
- Sixteen Solar Panels

Situated on the highly sought-after Herlwyn Avenue in Ruislip, this attractive four-bedroom semi-detached family home (124 sq m) offers spacious and versatile accommodation, ideal for growing families.

The property features a bright and generous reception room, a well-appointed kitchen with ample dining space, four well-proportioned bedrooms, and a modern family bathroom. Outside, there is a private driveway providing off-street parking and a well-maintained rear garden, perfect for entertaining, family activities, or relaxing.

Ideally positioned just moments from the highly regarded Sacred Heart School, the property is also within easy reach of Ruislip's excellent selection of shops, cafés, restaurants, and Ruislip Station, offering convenient transport links. Combining spacious accommodation, a prime residential location, and excellent connectivity, this is a fantastic opportunity to acquire a wonderful family home in one of Ruislip's most desirable areas.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.





Nearest Stations

Ruislip Station – 0.2 miles

Ruislip Manor Station – 0.5 miles

West Ruislip Station – 0.7 miles

Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: B

Suppliers:

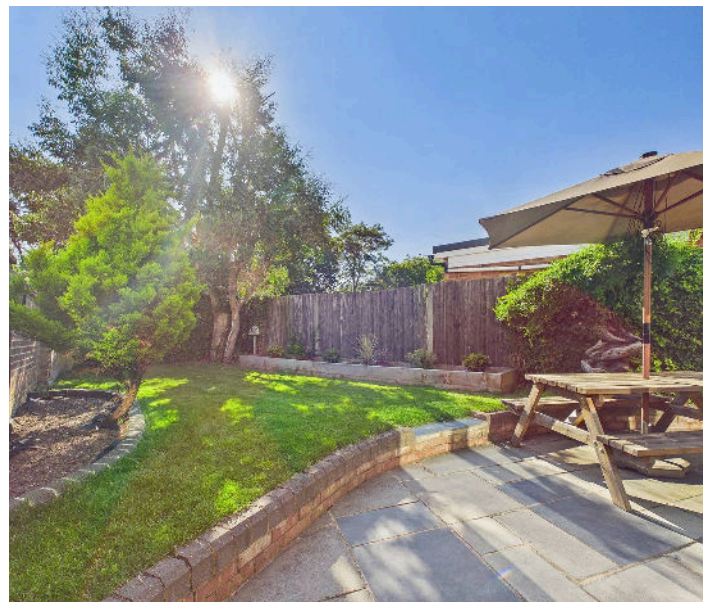
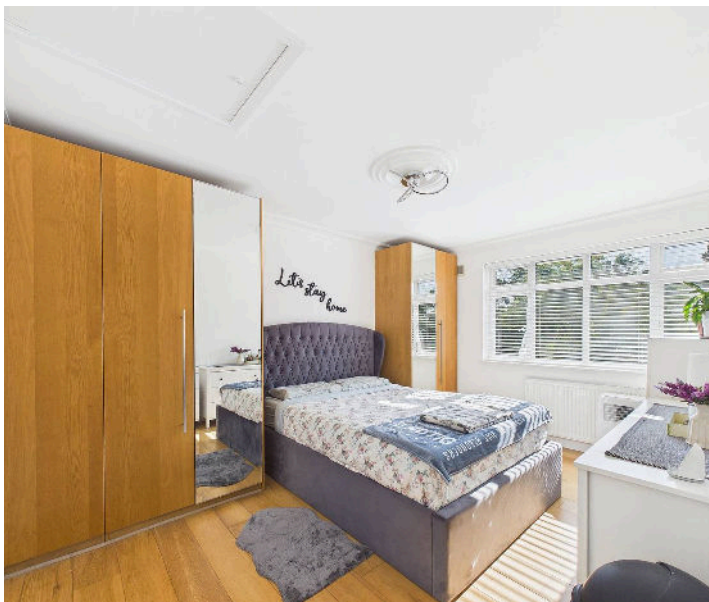
Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

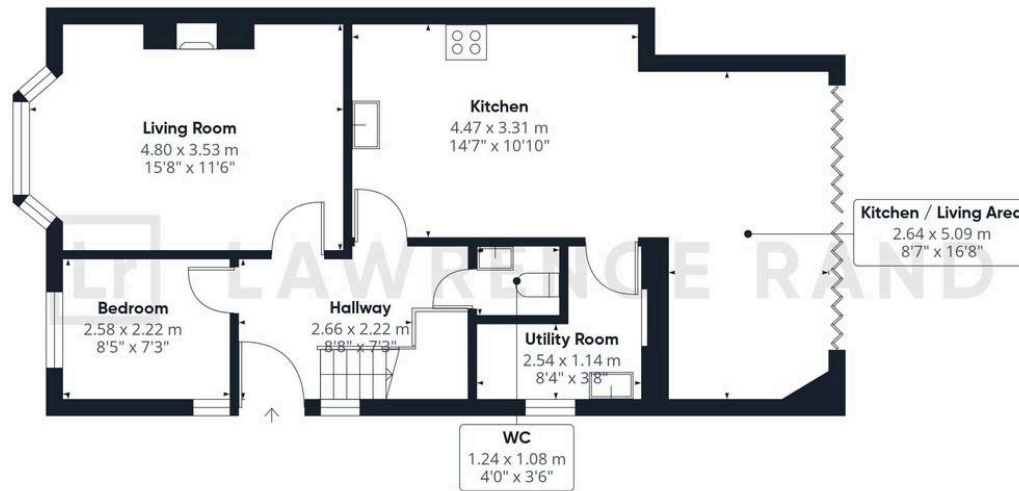
Heating: Gas central heating

Broadband & mobile coverage:

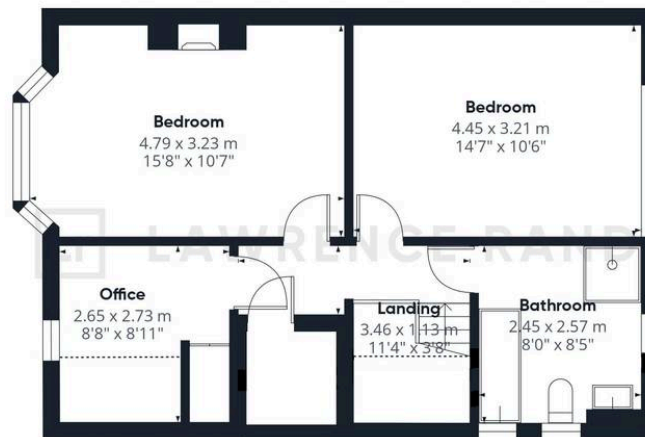
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone –
Excellent, Three – Excellent, EE – Excellent





Ground Floor



Floor 1



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.