



7b Cedar Avenue, Ruislip – HA4 6UJ

Guide Price **£335,000 | Freehold**



LAWRENCE RAND



Key Features & Description

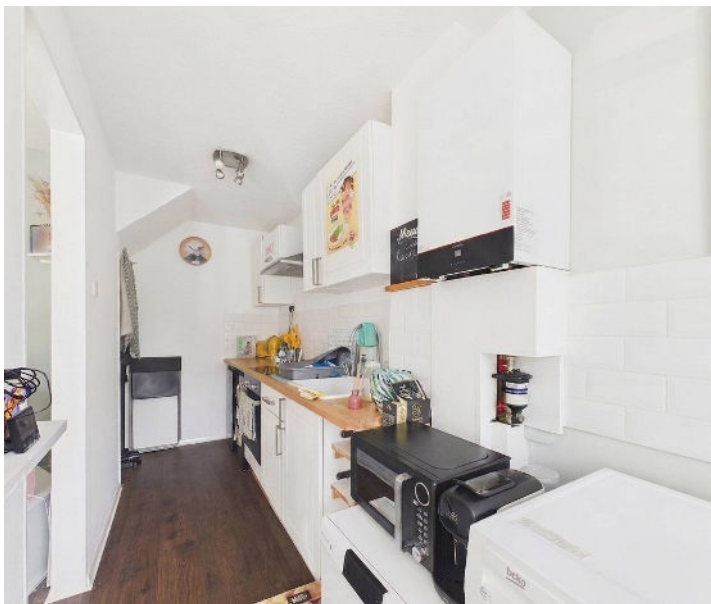
- One Bedroom Freehold House
- Private Garden
- Driveway Parking
- Close To Station
- Fitted Kitchen

Situated in a highly convenient location, this unique one-bedroom freehold house offers well-proportioned accommodation, a private rear garden and off-street driveway parking. Located within easy reach of South Ruislip's shops, amenities and transport links, the property would make an ideal first-time purchase, investment or low-maintenance home.

The accommodation comprises an entrance porch leading into a good-sized living room, which in turn opens onto the fitted kitchen. Stairs rise to the first floor, where there is a generous double bedroom with built-in cupboards, a modern family bathroom, useful landing storage and access to the loft.

A particular highlight of the property is the private rear garden, which is patio and bark chippings offering a pleasant outdoor space, ideal for relaxing or entertaining. To the front, there is convenient off-street driveway parking.

The location is excellent for commuters, with South Ruislip Station approximately 6–7 minutes' walk away, providing both Central Line and Chiltern Railways services into London and beyond. Ruislip Manor is also easily accessible by bus or car, offering Metropolitan and Piccadilly Line services. A wide range of shops, restaurants and supermarkets, including Sainsbury's, ASDA and ALDI, are all within easy





Nearest Stations

South Ruislip – approx 0.3 miles

Ruislip Gardens – approx 0.9 miles

Northolt Park – approx 1.5 miles

Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: C

Suppliers:

Electricity supply: Mains,

Water supply: Mains water,

Sewerage: Mains

Heating:

Gas central heating

Broadband: FTTP (Fibre to the Premises)

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





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