



**Beech Avenue, Ruislip – HA4 8UG**

Guide Price £1,000,000 | Freehold



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## Key Features & Description

- Detached Family Home
- Four Double Bedrooms
- Three Reception Room
- Ample Off Street Parking With EV Charger
- Integral Garage
- Pyronix Alarm System
- No chain

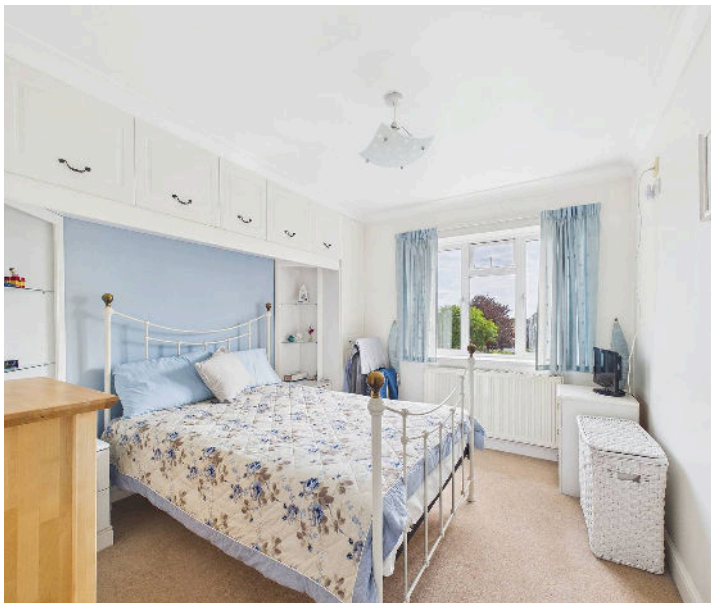
Situated on the sought-after Beech Avenue, this four-bedroom, three-bathroom detached family home offers spacious accommodation across three floors, a South-facing rear garden overlooking allotments, private driveway and integral garage. **No onward chain.**

The ground floor comprises an entrance hall, two reception rooms, a study/reception room, spacious kitchen/breakfast room with integrated appliances, utility room, guest cloakroom and garage. The first floor offers three bedrooms with fitted wardrobes, including one with an en-suite shower room, plus a family bathroom. The second floor features a generous master bedroom with en-suite bathroom and eaves storage.

Externally, there is ample off-street parking and a well-maintained rear garden with patio area. Ideally located for the amenities and transport links of Ruislip Manor and Eastcote, with Metropolitan and Piccadilly Line stations providing easy access to Central London. The A40, M40 and M25 are also within easy reach.

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## Nearest Stations

Eastcote Station – approx 0.3 miles

Ruislip Manor Station – approx 0.4 miles

Ruislip Station – approx 0.8 miles

## Verified Material Information:

Council Tax band: F

EPC Energy Efficiency Rating: C

## Suppliers

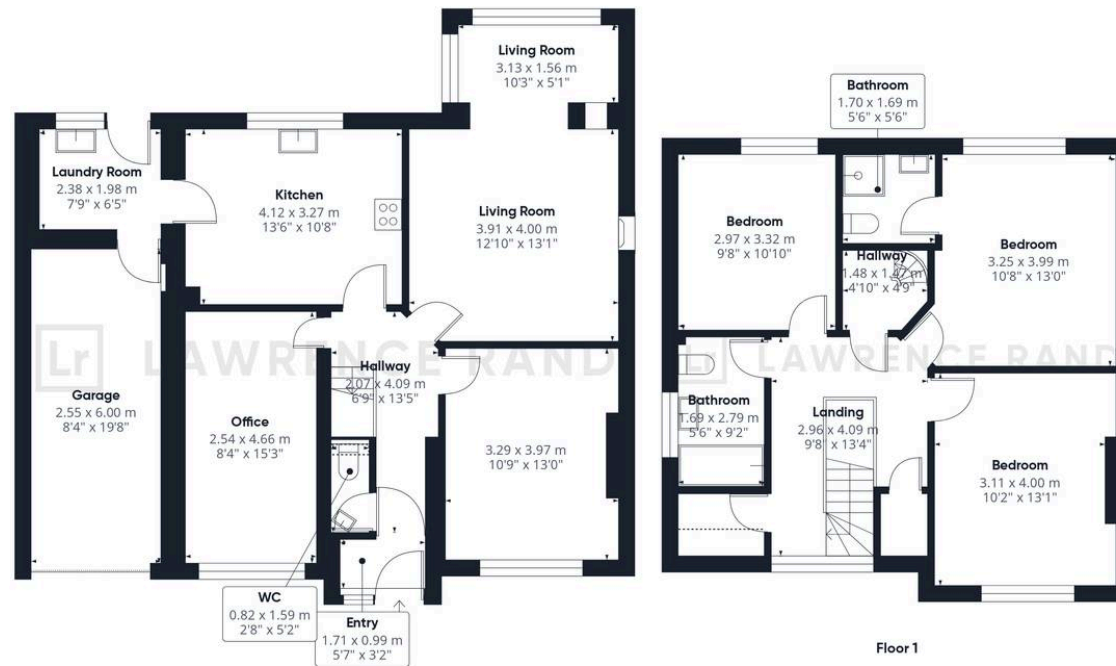
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

Heating: Gas central heating

## Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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



Ground Floor



Floor 2



**Lawrence Rand**

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[sales@lawrence-rand.co.uk](mailto:sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)

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