



12 Church Avenue, Ruislip
Ruislip

Guide Price **£1,000,000**



12 Church Avenue

Ruislip, Ruislip

Impressive three bed, three bath home with three reception rooms, modern kitchen, private gardens, annexe potential, garage, and gated drive. Stylish, spacious and ideal for family living. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

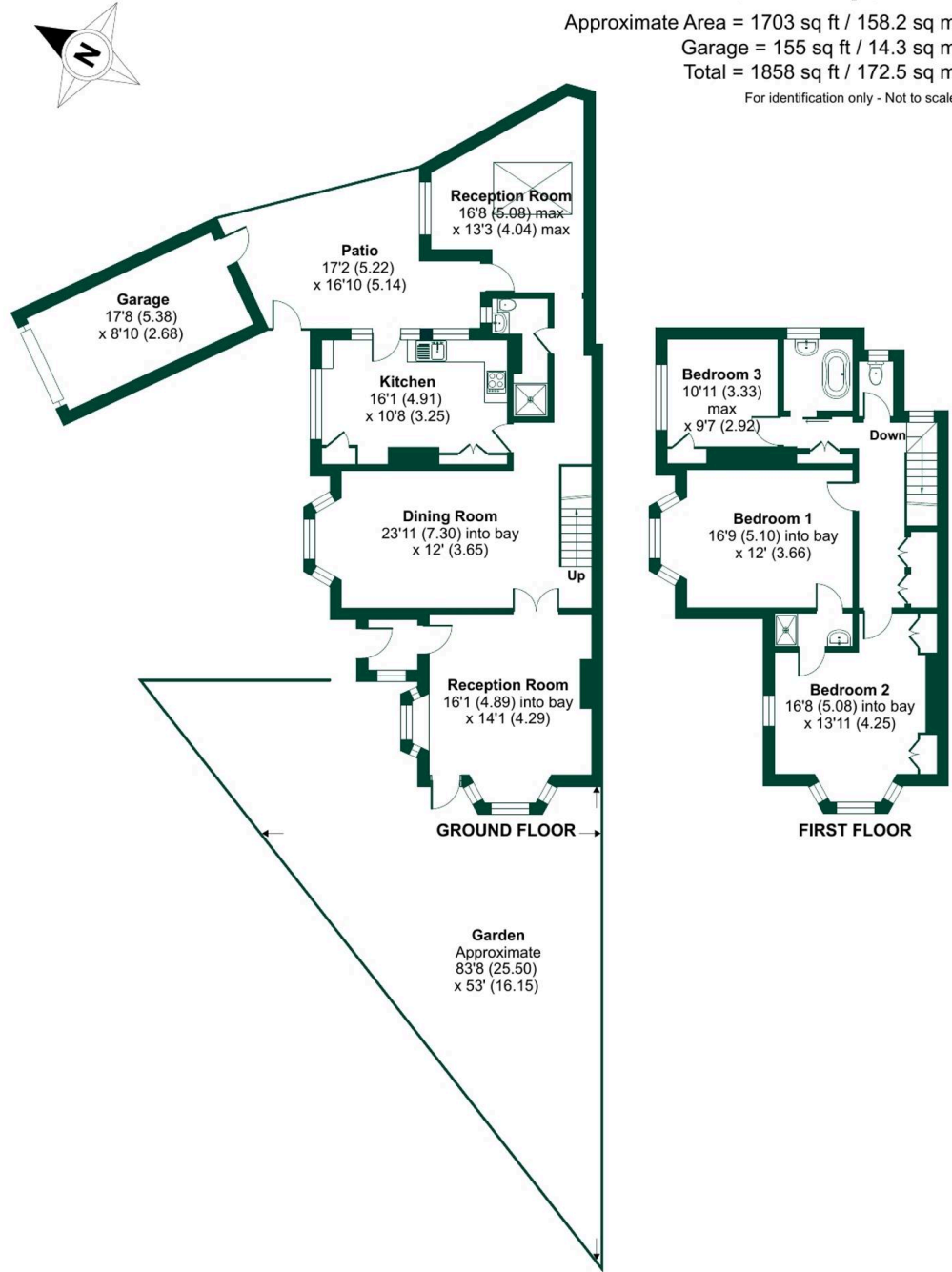
EPC Environmental Impact Rating:

- Located in the heart of Ruislip
- Charming home packed with period features
- Surrounded by private garden
- Detached garage and gated off street parking
- Flexible layout with three well proportioned reception spaces
- Modern kitchen with adjoining patio perfect for al fresco breakfasts and dining
- Three bedrooms
- Combination of three bath and shower rooms



Church Avenue, Ruislip, HA4

Approximate Area = 1703 sq ft / 158.2 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 1858 sq ft / 172.5 sq m
For identification only - Not to scale





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