

FOR SALE - Guide Price: £775,000

Beechwood Avenue, Ruislip, HA4



- ✓ Detached
- ✓ Three bedrooms
- ✓ Corner plot
- ✓ Granted planning permission
- ✓ Garage
- ✓ Side space
- ✓ Large garden
- ✓ Two reception rooms
- ✓ Sought after location
- ✓ 1129 sq. ft

Overview

This unique corner plot residence boasts ample space and impressive potential for development. It's a rare opportunity to build your dream home on the desirable Beechwood Avenue. The property features an entrance porch, spacious hallway, living room, separate dining area, two double bedrooms and a single bedroom. A large garage completes the home and planning permission has been previously granted for future development, into a spacious 4-bedroom residence.

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This beautiful detached house is perfect for contemporary family living. With generously proportioned rooms and multiple living areas, it offers space, character and the potential for further enhancement (STPP). Stepping inside, you're greeted by a spacious hallway leading to all ground-floor rooms. The front features a 15x11ft living room with a large bay window and a feature fireplace. A separate dining room offers stunning views and direct access to the rear garden. The rear kitchen is a 12x7ft fitted space with ample storage worktop space and eye-level units, with an adjoining spacious 12x7ft utility room. The first floor has three well-sized bedrooms, with the master measuring 15x11ft and boasting a lovely feature bay-window. A family bathroom includes a stand-in shower, hand wash basin and separate WC. This wonderful residence offers immense potential and a rare chance to personalise and create your dream home on a sought-after residential road.

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Outdoor Space

The front driveway provides off-street parking for two cars and access to a 15-foot garage, ideal for storage or workshop use. Set on an impressive corner plot, the property enjoys a private garden with generous space on both sides and a large patio area — perfect for entertaining or relaxing outdoors. The lawn is already laid, offering a neat, low-maintenance finish and a blank canvas ready for your own planting and landscaping ideas.

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Energy Performance Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Important Information

Local Authority: London Borough of Hillingdon

Council Tax Band: F

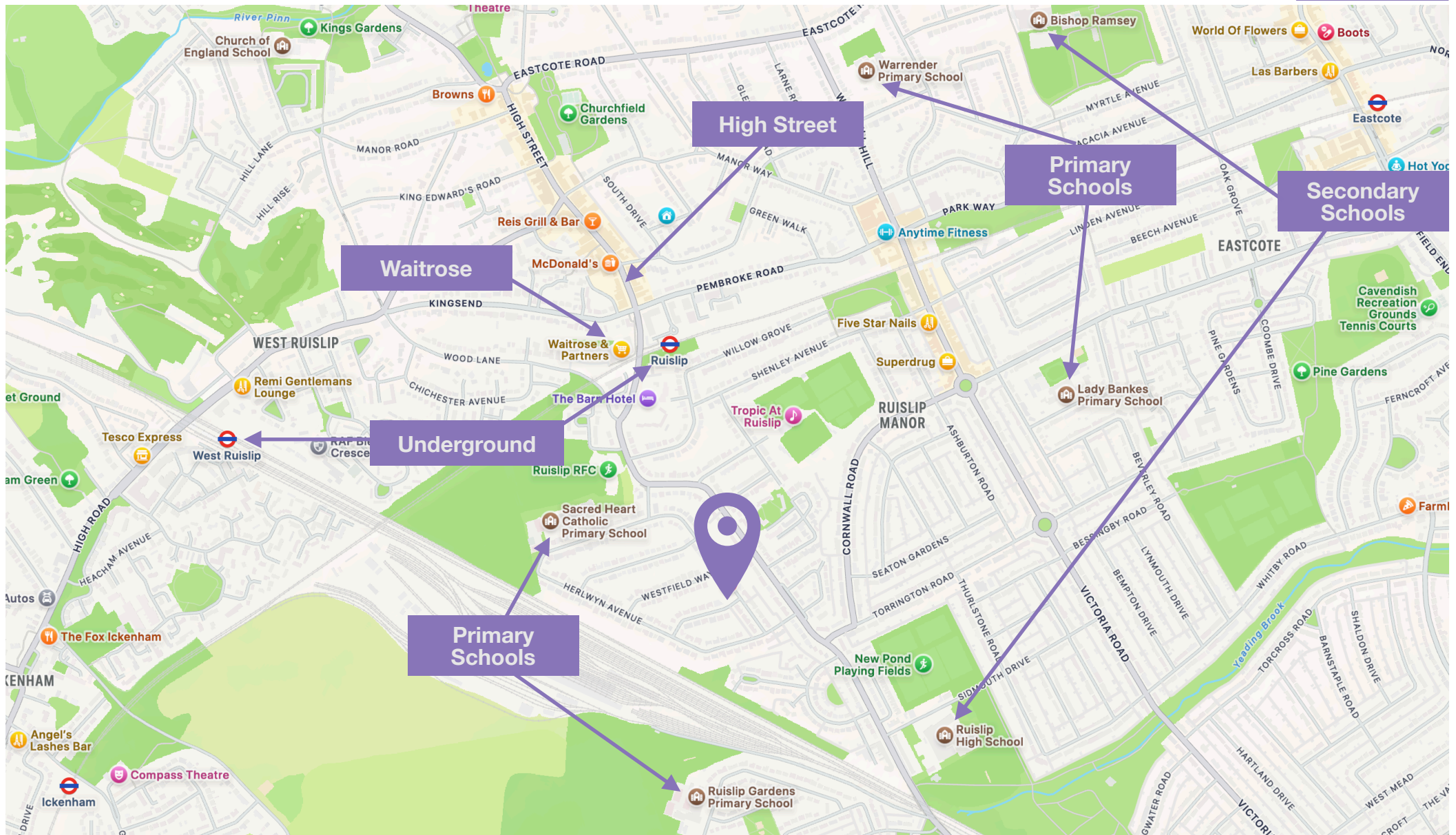
Tenure: Freehold

- Excellent school options within walking distance
- Multiple Tube and rail stations within 0.4–1 mile
- Strong bus connections
- Easy access to shops, parks, and everyday amenities

This makes it an ideal location for families, commuters and anyone seeking a well-connected yet peaceful residential setting.

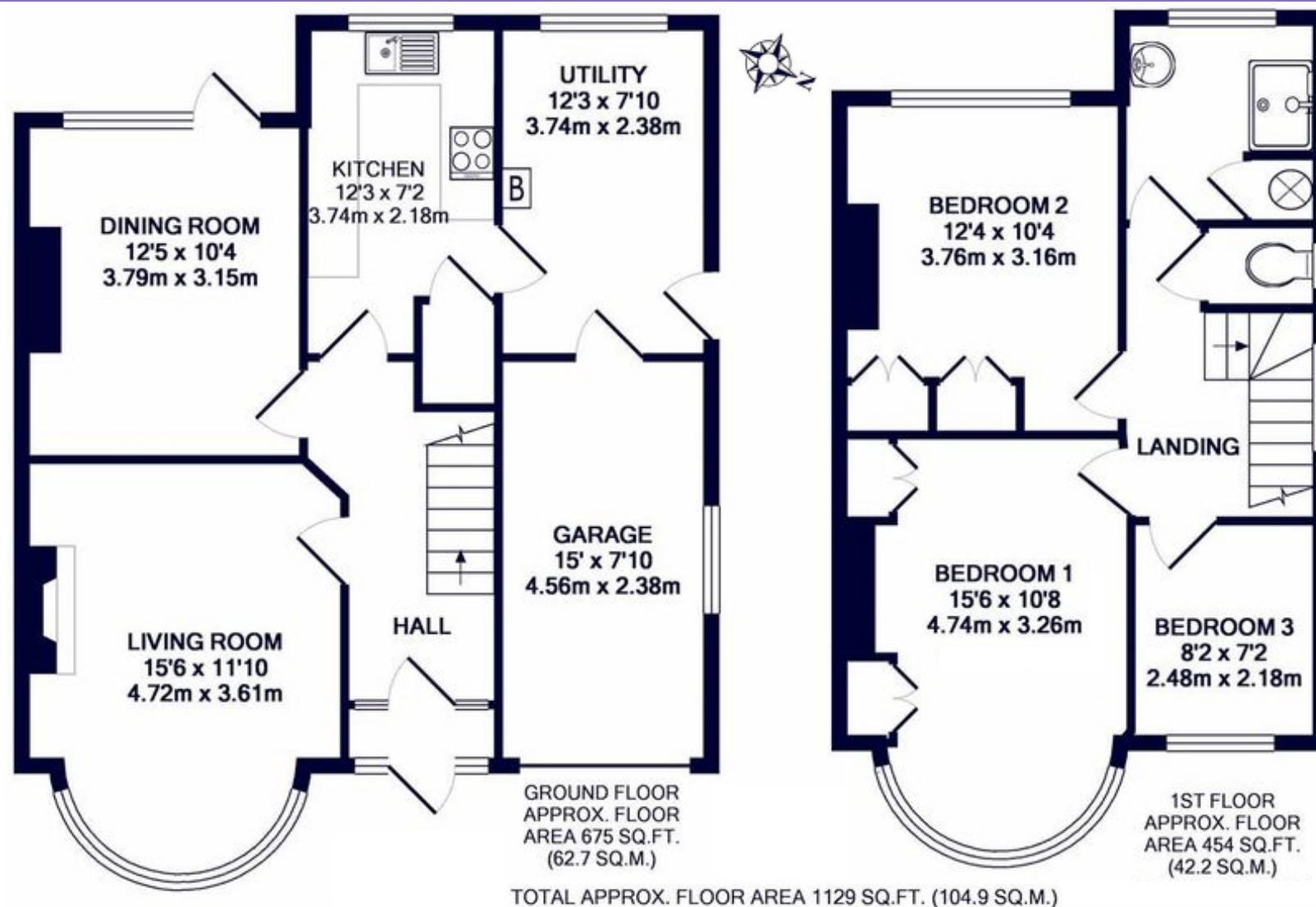
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Floor Plan Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Thank you for your interest

Please don't hesitate to get in touch for further details or to arrange a viewing.

Jen & Tom

