



Elm Avenue, Ruislip, HA4 8PB

We are delighted to present to the market this well presented light and airy semi-detached family home with three good size bedrooms while offering plenty of scope for extension subject to the usual planning constraints. Located in this highly convenient location this much improved upon property briefly comprises: Living room, downstairs w/c, conservatory and fitted kitchen. To the first floor there are three good size bedrooms with a family bathroom suite. The property benefits include: welcoming entrance porch, rear garden with side access, garage and off street parking for several vehicles. This most sought after home is approximately 8 minutes walk away and equidistant of both Ruislip Manor & Eastcote's High streets which offer a good range of local shops, bus routes, restaurants, Parks and rail links (Metropolitan/Piccadilly). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also convenient for a number of local schools including Newnham, Bishop Ramsey, Warrender and Haydon.



ENTRANCE PORCH

Front aspect double glazed door and window, door to;

ENTRANCE HALL

Laminate effect flooring, double radiator, doors to;

LIVING ROOM

Front aspect double glazed window, laminate effect flooring, down lighting, radiator, door to;

CONSERVATORY

DOWNSTAIRS CLOAKROOM

Front aspect double glazed frosted window, low level w/c, wash hand basin, extractor fan, laminate effect flooring.

KITCHEN

Side aspect double glazed window, a range of base and eye level units, part tiled walls, tiled flooring, stainless steel sink,

space for washing machine and fridge freezer, integrated appliances including oven with five gas hob rings, extractor fan and dishwasher.

FIRST FLOOR LANDING

Front aspect double glazed window, hatch to loft space.

BEDROOM ONE

Rear aspect double glazed window, double radiator, laminate effect flooring, fitted floor to ceiling, wall to wall deep wardrobe, space for double bed.

BEDROOM TWO

Rear aspect double glazed window, double radiator, laminate effect flooring, fitted floor to ceiling wardrobe, space for double bed.

BEDROOM THREE

Front aspect double glazed windows, radiator, laminate effect flooring, fitted floor to ceiling wardrobe

BATHROOM

Side aspect double glazed frosted window, laminate flooring, tiled walls, panel enclosed bath with shower attachment and mixer

taps, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

REAR GARDEN

Mainly laid to lawn, patio area, side access, panel enclosed fence.

GARAGE

Up and Over door

COUNCIL TAX

London Borough of Hillingdon - Band E - £2,278.09

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Eastcote (0.4 miles) - Metropolitan/Piccadilly
Ruislip Manor (0.4 miles) - Metropolitan/Piccadilly



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