



## Elm Avenue, Ruislip, HA4 8PG

- Attractive semi detached property
- Extension potential STPP
- No upper chian
- Well presented
- Close to well regarded schools
- Three/four bedrooms
- Large rear garden
- Off street parking
- Versatile accommodation
- Close to Eastcote tube station

**Asking Price £700,000**

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

**Description**

This well presented home provides versatile accommodation and is offered for sale with the benefit of having no upper chain.

**Accommodation**

Providing accommodation that briefly comprises, entrance hall with stairs to the first floor and built in storage, living room that features a front aspect bay window and is open plan to the dining room that overlooks and opens onto the rear garden, the kitchen is fitted with a range of white gloss storage units and drawers with an integrated dishwasher, space for a washing machine, built in electric oven and microwave, work surfaces with an inset stainless steel sink and inset induction hob with extractor over, there is an additional storage with shelving, a side aspect window and door to the garden, bedroom four is accessed from the entrance hall that has the benefit of an en-suite shower room.

To the first floor the principle bedroom has a front aspect bay window, built in wardrobes and storage, bedroom two has a rear aspect bay window overlooking the rear garden, built in wardrobes and storage, bedroom three is a single room with a built in double wardrobe.

**Outside**

There is a large, low maintenance garden to the rear of the property that is mainly paved, to the front a block paved driveway provides off street parking.

**Situation**

The property is ideally located a short walk from Eastcote and Ruislip Manor High streets, offering a great selection of shops, restaurants, coffee lounges and bars, both Eastcote and Ruislip Manor Underground Stations, providing Metropolitan and Piccadilly Line services to the heart of London and beyond. For Central or Chiltern Line services, West Ruislip and Ruislip Gardens Stations are a short drive or bus ride away. The property is also well located for playing fields, parks, tennis courts and several well regarded schools.

**Terms and notification of sale**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: E

EPC Rating: D

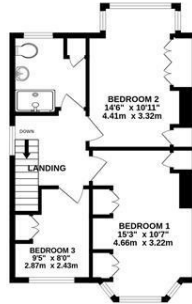
**IMPORTANT NOTICE**

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR  
662 sq.ft. (61.0 sq.m.) approx.



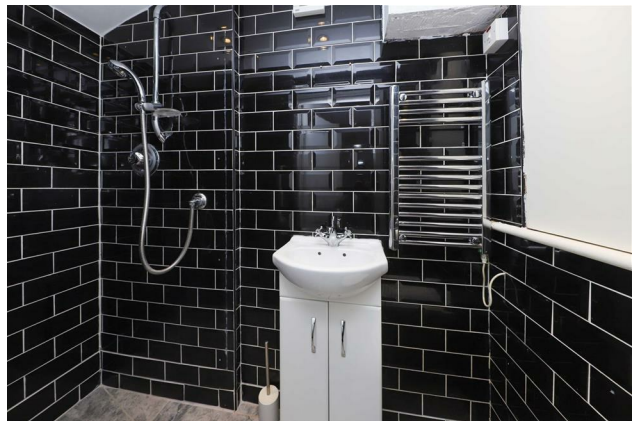
1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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