

LAWRENCE RAND



Lr LAWRENCE RAND

Elm Avenue, Ruislip, Middlesex, HA4 8PD

£750,000

Key features:

- Three/four bedroom detached bungalow
- Large lounge/dining room
- Kitchen
- Sunroom & utility room
- Bathroom
- Well maintained garden
- Garage & own driveway
- Potential to extend (stpp)



About the property:

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We are pleased to offer this three/four bedroom detached bungalow offering a substantial amount of living space for the growing family in one of the area's most sought after roads close proximity to shops, amenities and transport links. In need of some general updating and modernisation to create your own bespoke beautiful home. Potential to extend (stpp).

The property is entered via a welcoming hallway with doors to all rooms. The kitchen has wall and base units, space for appliances and leads to a utility area as well as a sun room. The generously sized living room has a feature fire and a large window allowing plenty of light to flood the room there is also a large storage cupboard spanning the width of the property. The sizable bedrooms have plenty of space for wardrobes and additional furniture. A family bathroom completes this bungalow. The loft is boarded with power, light and a ladder. The well-maintained garden is bordered with mature bushes and shrubs, it has a patio area adjacent to the property and a grassed area. The front of the property is neatly paved providing off street

parking for several vehicles along with a garage and car port.
ft is boarded with power, light and a ladder

The well-maintained garden is bordered with mature bushes and shrubs, it has a patio area adjacent to the property and a grassed area. The front of the property is neatly paved providing off street parking for several vehicles along with a garage and car port.

Location:

Elm Avenue is close to Eastcote High Street with its array of shops, cafes and restaurants, and Eastcote tube station, (Metropolitan/Piccadilly), with the A40/Western Avenue just a short drive away providing swift access into Central London and the surround Home Counties. For families this property falls within the catchment of the areas highly regarded schools such as Bishop Ramsey School.

Verified Material Information:

Council tax band: Band E

London Borough of: Hillingdon

Council tax annual charge: £2278.09pa

Tenure: Freehold

Property construction:

Energy Performance rating: E

Garage: Yes

Parking: Driveway

Property construction: Standard form

Alterations to the property (loft or garage conversion, removal of internal walls/chimneys: No

Installation of replacement windows, roof windows, rooflights or glazed doors since 1 April 2002: No

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Sewerage: Mains

Heating features: Central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty.

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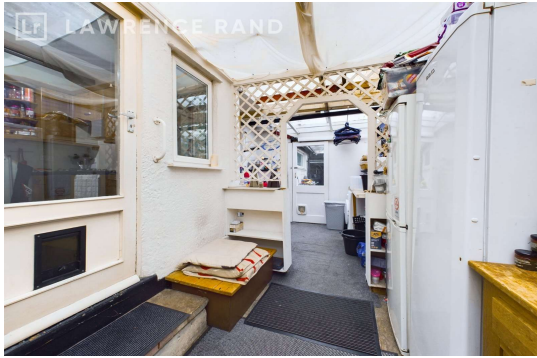


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.