

Elm Avenue

Ruislip • Middlesex • HA4 8PA

Asking Price: £350,000



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A fantastic opportunity to acquire this ground floor, two bedroom property in a prime location positioned perfectly in between Eastcote and Ruislip Manor.

TWO BEDROOM

GROUND FLOOR

MAISONETTE

GARDEN

LIVING ROOM

FAMILY BATHROOM

KITCHEN

GOOD BUY TO LET INVESTMENT

• WALKING DISTANCE TO EASTCOTE/RUISLIP MANOR STATIONS

592 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





LOCATION

Elm Avenue is perfectly located close to the sought after and highly regarded Warrender Primary School and Bishop Ramsey Church of England Secondary School. The home enjoys close access to excellent leisure facilities in the area with the newly refurbished Highgrove Pool & Fitness Centre and the green flag award winning Warrender Park. Also only a short walk away are a range of high streets to include Eastcote, Ruislip Manor and Ruislip. For families there are the peaceful grounds of Ruislip Woods which go through to provide access to the Lido. For transport the maisonette is a few minutes walk from the Metropolitan and Piccadilly lines (30 minutes to central London) and is a short drive to the A40 and M25.

DESCRIPTION

A fantastic opportunity to acquire this ground floor, two bedroom property in a prime location positioned perfectly in between Eastcote and Ruislip Manor. The home comprises a front aspect living room, fitted kitchen, two bedrooms and a bathroom. The accommodation offers an ideal investment for a buy to let opportunity, downsizers or first time buyers.

OUTSIDE

The entrance to the property is to the front and accessed via paved front and pathway leading to steps and the door. There is a low maintenance private rear garden with a generous lawned area, there is also a garden shed.





Schools:

Newnham Infant, Nursery & Junior School 0.3 miles
 Bishop Ramsey Church of England School 0.4 miles
 Warrender Primary School 0.4 miles



Train:

Eastcote 0.4 miles
 Ruislip Manor 0.2 miles
 Ruislip 0.7 miles



Car:

M4, A40, M25, M40

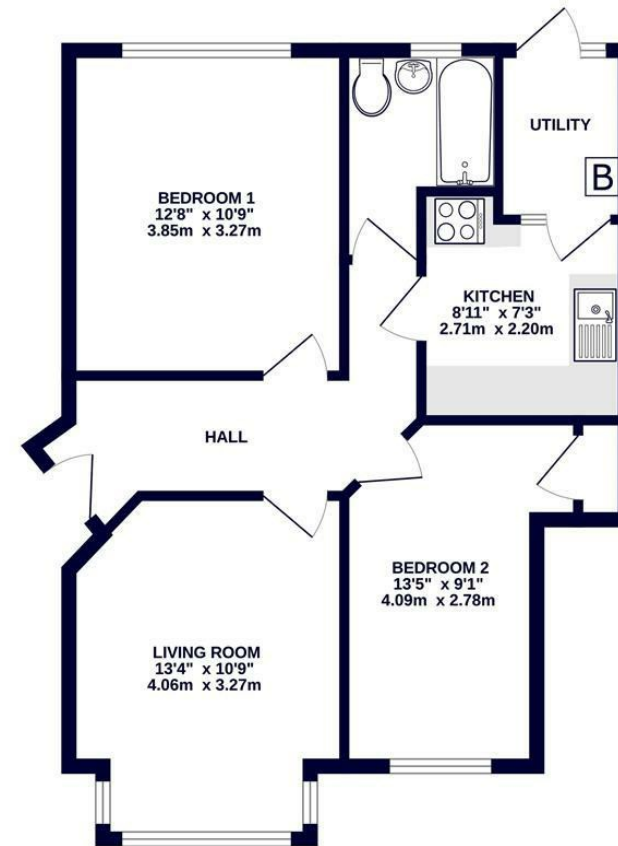


Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.