

# Elm Avenue

Ruislip • • HA4 8PD  
Offers In The Region Of: £750,000



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# Elm Avenue

Ruislip • • HA4 8PD

This detached bungalow offers spacious, single-level living with a flexible layout. It features a bright living room, three well-proportioned bedrooms, and a central kitchen with an adjoining utility room and lean-to.

The bathroom includes both a bath and separate WC. A garage provides additional storage or parking. With its practical layout and peaceful setting, this home is ideal for families, downsizers, or those seeking a comfortable and well-located property.

THREE BEDROOM

DETACHED

BUNGALOW

FITTED KITCHEN

POTENTIAL TO EXTEND STPP

GARAGE

OFF STREET PARKING

LARGE LIVING ROOM

WALKING DISTANCE TO EASTCOTE STATION

1129 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 moments from Eastcote High street where there are a number of shops and restaurants to offer as well as Eastcote Train station which offers the Metropolitan and Piccadilly lines. Ruislip Manor and Ruislip high streets and Train stations are also nearby. 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 & Highgrove Woods. For families there is the peaceful grounds of Ruislip Woods which go through to provide access to the Lido. For transport the house is a few minutes walk from the Metropolitan and Piccadilly lines (25 minutes to central London) and is a short drive to the A40, M25 & M1.

## DESCRIPTION

Nestled in a quiet residential area, this charming detached bungalow offers well-balanced living accommodation with a versatile layout ideal for families or those seeking single-level living. The property features a spacious and welcoming living room, filled with natural light thanks to its large front-facing windows. There are three generously sized bedrooms, each thoughtfully positioned off a central hallway, providing privacy and flexibility for various lifestyle needs, such as home working or guest accommodation. The modern kitchen is situated at the heart of the home and benefits from an adjacent utility room and access to a bright lean-to, perfect for additional storage or a small garden room. A well-appointed bathroom with both a bath and separate WC serves the property, enhancing everyday convenience. Outside, the home is complemented by a detached garage located to the side, offering ample storage or parking, and a mature garden space ideal for relaxing or entertaining.

This home presents a fantastic opportunity for those looking to put down roots in a desirable and established location.

## OUTSIDE

Outside, the home is complemented by a detached garage located to the rear side, offering ample storage or parking, and a mature garden space ideal for relaxing or entertaining.





### Schools:

Newnham Junior School (0.4 miles)  
 Warrender School (0.8 miles)  
 Haydon School (1.5 miles)



### Train:

Eastcote Station (0.1 miles)  
 Ruislip Manor Station (0.8 miles)  
 South Ruislip station (1.9 miles)



### Car:

M4, A40, M25, M40

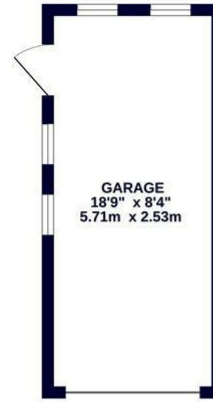


### Council Tax Band:

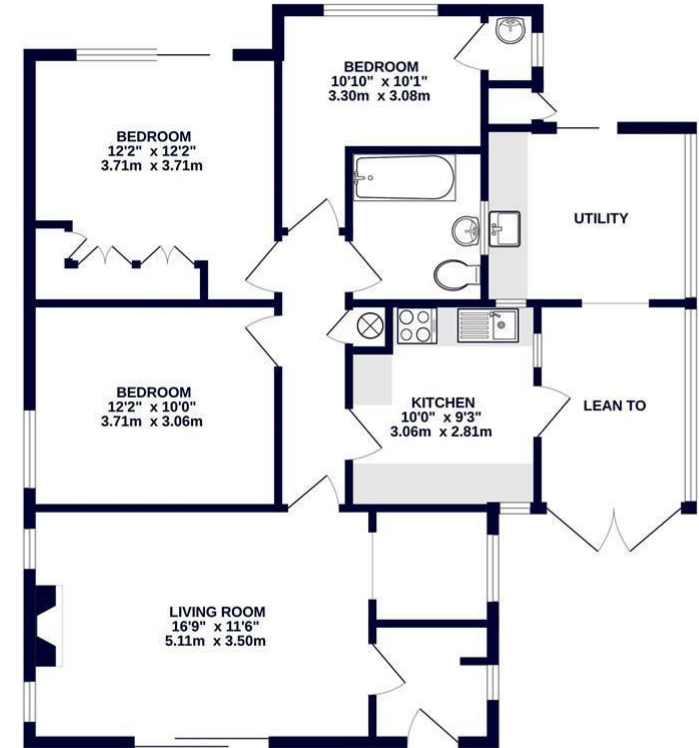
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
 156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR  
 973 sq.ft. (90.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC 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.