

Elm Avenue

Ruislip • • HA4 8PD
Offers In Excess Of: £650,000



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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

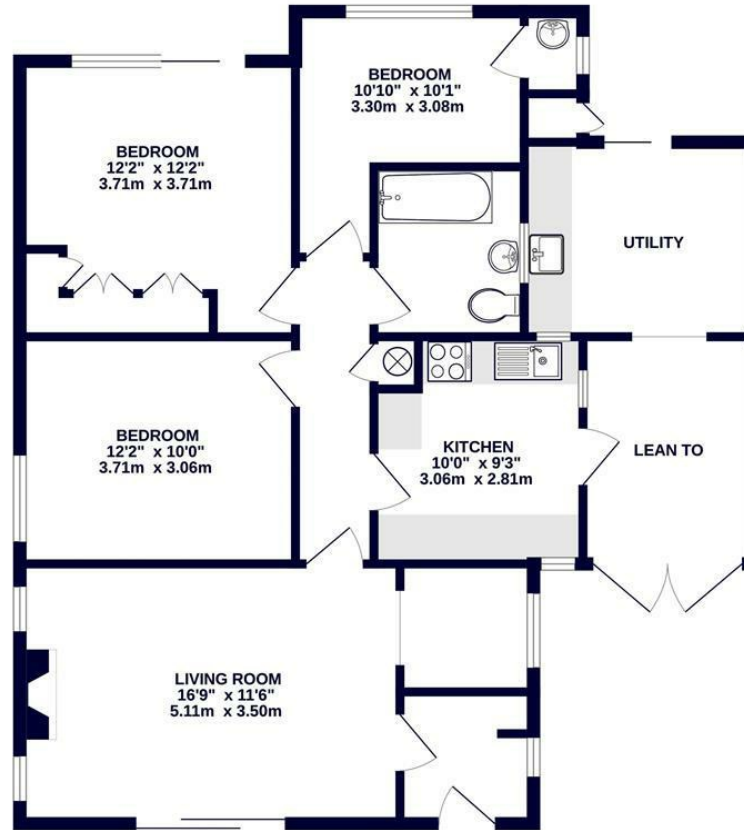
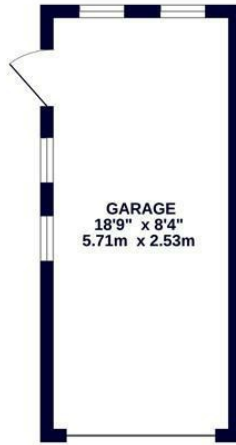
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





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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CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-39 G		
Below 35 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.