

# Elliott Avenue

Ruislip Manor • Middlesex • HA4 9LZ

Guide Price: £500,000



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est 1986

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A bright and spacious modern two bedroom end of terrace house set in this ever popular residential location close to transport links, amenities and good schools. To the ground floor this property comprises of an entrance porch, lounge, dining room and kitchen. To the first floor there are two bedrooms and the family bathroom. This property benefits from being very well presented throughout.

END TERRACED HOUSE

TWO DOUBLE BEDROOMS

LARGE LIVING ROOM

SEPARATE RECEPTION ROOM

MODERN KITCHEN

DOWNSTAIRS W.C.

PRIVATE REAR GARDEN

OFF STREET PARKING

VERY QUIET LOCATION

721 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.





### Description

Capturing plenty of natural light, this chic end of terraced brick built house creates an excellent market entry point or investment opportunity. The residence boasts good proportions, contemporary finishes and a highly convenient location close to transport links, amenities and schools. To the ground floor this property comprises of a cloakroom, a modern fitted kitchen, spacious lounge which flows through to a further reception room overlooking the garden. To the first floor there are two bedrooms and the family bathroom.

### Outside

To the front of the property there is off street parking for two cars with a further patio area towards the home. The quaint rear the garden is mainly laid to lawn with a patio area as well as a door to the side allowing access to the front of the home.

### Situation

Elliott Avenue is conveniently located between Ruislip Manor and Eastcotes high streets offering numerous shops, cafes and restaurants such as Tesco Express, Aldi and Costa Coffee. Eastcote and Ruislip Manor tube stations are nearby offering access to the City and West End on the Metropolitan/Piccadilly lines whilst South Ruislip station (Central/BR) provides a reliable service into central London and is a 15 minute walk away. It is also conveniently located to the A40/M25 and its access into London and the Home Counties. For families, this property is within the catchment for some highly regarded schools including Ladybankes and Newnham Infant & Junior school.





### Schools:

Lady Bankes Infant School 0.1 miles away  
Lady Bankes Junior School 0.1 miles  
Newnham Infant and Nursery School 0.6 miles



### Train:

Ruislip Manor 0.6 miles  
Eastcote 0.6 miles  
Ruislip 1.4 miles



### Car:

M4, A40, M25, M40



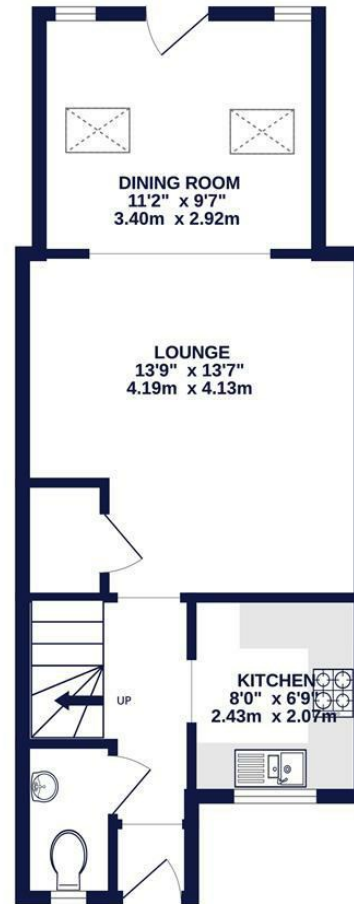
### Council Tax Band:

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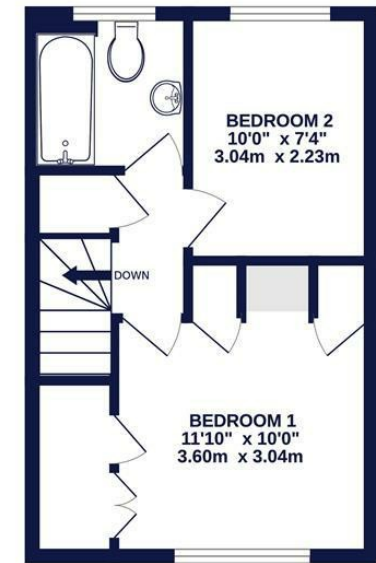
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (66.9 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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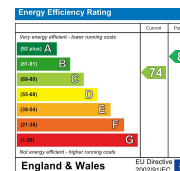
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