

# Elliott Avenue

Ruislip • Middlesex • HA4 9LZ  
Guide Price: £700,000



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# Elliott Avenue

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Nestled away on the always popular Elliott Avenue, this three bedroom semi detached home comes to the market in excellent condition. The property resides just a short walk to both Ruislip Manor and Eastcote high streets, with their many shops and tube links on the Metropolitan and Piccadilly line. The property is also in the catchment area for some highly rated local schools. A viewing of the charming abode is recommended as soon as possible.

THREE DOUBLE BEDROOMS

SEMI DETACHED

GREAT CONDITION THROUGHOUT

UTILITY ROOM & DOWNSTAIRS W.C

LARGE LOUNGE AREA

EN SUITE TO MASTER BEDROOM

CONSERVATORY

FAMILY BATHROOM

OFF STREET PARKING

LOW MAINTENANCE GARDEN

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

A superb extended home set in a fantastic location within walking distance to both Ruislip Manor and Eastcote. Spacious interiors, a versatile floor plan with an extended kitchen/diner and immaculate style give this well presented three bedroom home enormous appeal. The accommodation comprises an entrance hallway leading to a downstairs W.C on the left and a useful utility space on the right hand side. This space is great for the modern family as an area for all white goods and storage as well as housing the boiler. Heading further into the property is the freshly presented lounge which benefits from neutral carpets. The lounge flows into a dining area which is in a conservatory space and has ample space for a large dining table. From here you have beautiful views onto the garden. The stunning kitchen is in the extension of this property and has space for a small table and benefits from quartz work tops. The kitchen is finished in a stunning two tone colour scheme with integrated appliances and features such as mirrored splash back, wine fridge, double oven, both induction and gas is included. The breakfast area has a patio door out to the garden which creates the perfect blend of indoor and outdoor living. To the first floor there are three double bedrooms, one with ensuite, as well as a family bathroom. The master bedroom spans the entire left wing of the first floor and has a beautiful shower room. The second and third bedrooms are double rooms and are all dressed in neutral tones. This entire home has been taken care of by it's current owners and boasts a stylish finish throughout.

## Outside

The front of the property has a driveway creating off street parking for two cars. To the rear is a good size family garden which offers both a large patio space and an elevated lawned section. The seller has used an artificial lawn which makes the garden easy care and retains the green look all year around. To the left hand side of the garden is an extra patio space for storage and access to the front drive. The fencing is recent and the garden is beautifully presented with shrub borders. This is a fantastic space for both entertaining and relaxing.

## Situation

Elliott Avenue is located a short walk from Ruislip Manor and Eastcote's bustling high streets offering numerous shops, cafes and restaurants. For the motorist, there are excellent connections to central London via the M25 and the M40. Commuters are well suited with five London underground stations in the area. Ruislip Manor and Eastcote stations are both a short walk away making travelling into the city via the Metropolitan or Piccadilly swift and easy. Other nearby stations include South Ruislip, serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular trains every 15 minutes. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Ladybankes, Ruislip High and Newnham Primary School. Shenley Park and Ruislip Rugby Fields are all a 10 minutes walk away. The property is also just a short walk from the GP centre.



### 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



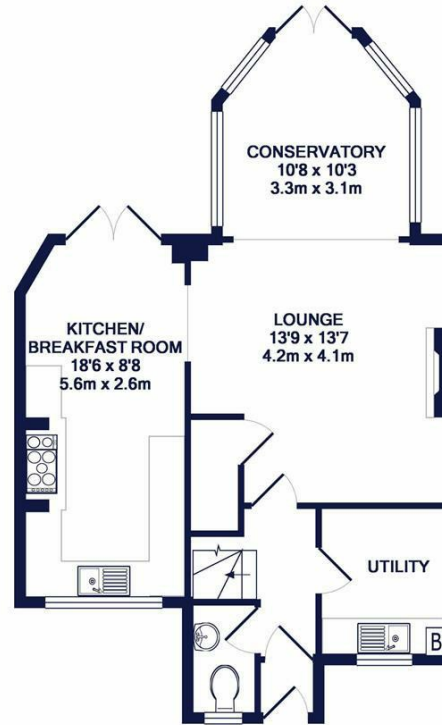
### Car:

M4, A40, M25, M40



### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
APPROX. FLOOR  
AREA 571 SQ.FT.  
(53.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Average energy efficiency	E		
Below average energy efficiency	F		
Not energy efficient - higher running costs	G		
		83	83
England & Wales		03/03/2024	2022/01/01

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.