

Elliott Avenue

Ruislip Manor • Middlesex • HA4 9LZ

Offers In Excess Of: £650,000



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Coopers are delighted to present this three bedroom, end terrace 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 home enormous appeal.

END OF TERRACE HOUSE

THREE BEDROOMS

LARGE OPEN PLAN LIVING ROOM

MODERN KITCHEN

UTILITY ROOM

DOWNSTAIRS SHOWER ROOM WITH W.C.

PRIVATE GARDEN

OFF STREET PARKING

VERY QUIET LOCATION

1,005 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

Located on a very quiet road, this impressive three bedroom, end terrace home has been stylishly extended to suit the modern family. Beautifully presented and featuring fresh, spacious interiors this wonderful home offers a great lifestyle in a sought after location. The accommodation comprises of a front porch opening out into the reception room which has access to the stairs rising to the first floor. The stylish reception benefits from neutral tones and hard wood flooring and leads into the second reception/dining space. The lounge is facing the front aspect of the property and this flows into the extension. The dining area has ample space for a table and leads onto the kitchen. The kitchen is finished beautifully with tiled flooring and stylish units. From the dining area there is access into the garden. From the kitchen there is a utility area which is a useful space for white goods and a downstairs shower room. Upstairs there is a superb master bedroom, a further double bedroom and a smaller third bedroom. The master bedroom benefits from fitted wardrobes. There is also a beautifully appointed family bathroom with a shower.

Situation

Elliott Avenue is a fantastic location for those seeking convenience in a quiet location. Eastcote Station is only 0.7 miles away which makes it ideal for those who have a daily commute, Eastcote Station is served by both the Metropolitan and Piccadilly Lines. Ruislip Manor, served by the same lines, is also only 0.6 miles away. The house is also conveniently located to the A40/M25 with it's access into London and the Home Counties. For families, this property is located in close proximity to a number of local schools including Newnham Infant and Junior School and Lady Bankes Nursey, Infant and Junior School. The house is also a short walk to Cavendish Recreational Ground which is a fantastic green space for those seeking outdoor living, Bessingby and Shenley Parks are also a short walk away. For convenience, Ruislip Manor and Eastcote High Street offers many great shops and restaurants to include Sainsburys, Tesco and Costa.

Outside

The front of the property has a driveway creating off street parking for multiple cars. The rear garden has a lovely decked area to enjoy in the summer months and a low maintenance lawn area to the back, there is also side access to the front of the property.





Schools:

Lady Banks Infant and Junior School 0.1 miles
 Newnham Infant Nursery and Junior School 0.6 miles
 Warrender Primary School 0.6 miles



Train:

Ruislip Manor 0.4 miles
 Eastcote 0.5 miles
 Ruislip 0.7 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



Elliott Avenue, Ruislip, HA4

Approximate Area = 1005 sq ft / 93.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Coopers. REF: 1276123

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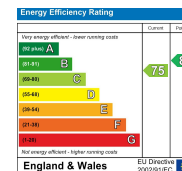
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01895 677 400

**71 Victoria Road, Ruislip Manor,
 Middlesex, HA4 9BH**

ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk



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