

Elliott Avenue

Ruislip • Middlesex • HA4 9LZ
Offers In Excess Of: £500,000



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Coopers are delighted to present this charming, two bedroom terraced house that boasts a convenient and carefree lifestyle with an abundance of natural light. Located on a modern development on Elliott Avenue which is conveniently located between Ruislip Manor and Eastcote High Street offering numerous shops, transport options and schools.

TERRACED HOUSE

TWO DOUBLE BEDROOMS

LIVING ROOM

DINING ROOM

FITTED KITCHEN

MODERN BATHROOM

OFF STREET PARKING FOR TWO CARS

WEST FACING REAR GARDEN

VERY QUIET LOCATION

650 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

When entering the home via the porch, you'll find a spacious and welcoming reception room ideal for relaxing or entertaining. The adjoining kitchen and dining area provides a sociable space for everyday living, with direct access to a private rear garden—perfect for enjoying outdoor meals or summer barbecues. Upstairs, the home features two well-sized bedrooms, both filled with natural light, and a modern family bathroom to complete the home. The layout is ideal for a small family, couple, or professionals looking to work from home.

Situation

Located on one of Ruislip Manor's popular roads, in close proximity to Eastcote and Ruislip Manor offering trendy eateries, shops and transport - Ruislip Manor and Eastcote tube station (Metropolitan/Piccadilly) are both easily accessible whilst South Ruislip (Central line/BR) station is also within 15 minute walking distance. For the motorist the A40/M40 and M25 road links are also nearby. For families, it is in the within close proximity to some of the areas excellent local schools Lady Banks, Newnham, and Ruislip High. Highgrove gym and swimming pool are only 10 minutes walk away.

Outside

The front of the property includes a paved driveway with space for two cars. The rear garden is west facing, allowing the garden to be filled with sun in the summer months. There is a patio area towards the front and back of the garden with a large, well-maintained lawn in the centre leading to a useful storage shed at the end.



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:

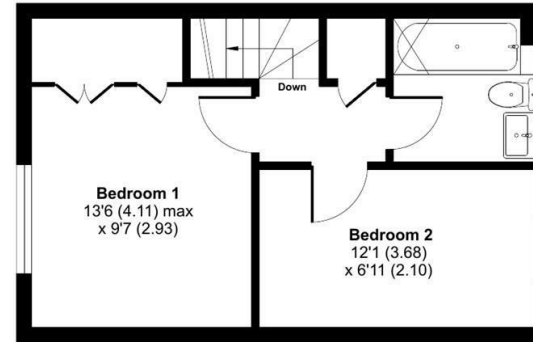
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(Distances are straight line measurements from centre of postcode)

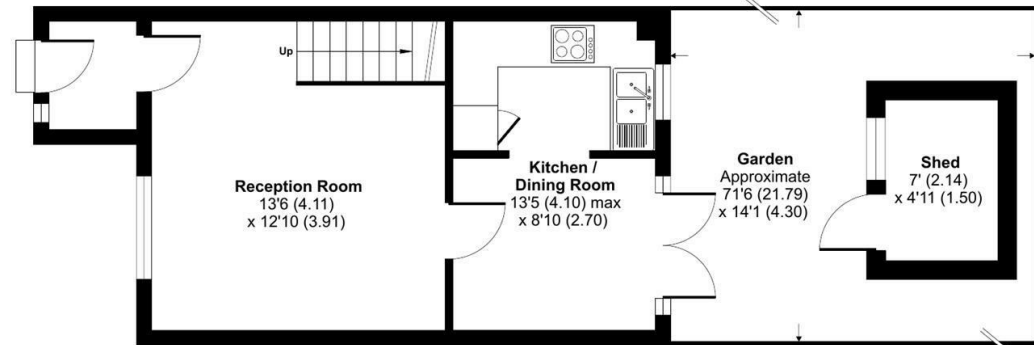


Elliott Avenue, Ruislip, HA4

Approximate Area = 615 sq ft / 57.1 sq m
 Outbuilding = 35 sq ft / 3.2 sq m
 Total = 650 sq ft / 60.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Coopers. REF: 1286975

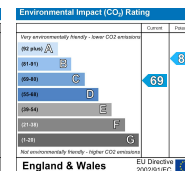
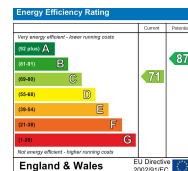
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