



Elliott Avenue, Ruislip

£525,000 Freehold

This modern-built, semi-detached house is located in a popular development and features two bedrooms. The property benefits from a conservatory extension to the rear, providing additional living space. It is offered for sale with no upper chain, making for a straightforward purchase.

The house is equipped with gas central heating and double-glazed windows throughout, ensuring comfort and energy efficiency. Outside, there is off-street parking available and a small garden to the rear.

**EPC Rating: C
Council Tax Band: D**

• Chain Free • Semi-Detached Family Home • Two Bedrooms • Reception • Kitchen • Bathroom & Additional W/C • Conservatory • Gas Central Heating System • Double Glazed Windows • Off-Street Parking & Allocated Parking



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FURTHER DETAILS

The accommodation comprises an entrance hall, w/c, reception room, kitchen and conservatory on the ground floor, whilst to the first floor there are two bedrooms and a family bathroom. To the front and rear there are gardens, whilst to the side there is off-street parking and allocated parking.

LOCATION

Elliott Avenue is located just a short walk from Ruislip Manor and Eastcote's bustling high streets; offering a selection of shops, cafes and restaurants.

In addition, Ruislip Manor and Eastcote train stations are also within walking distance, making travelling into the city via the Metropolitan or Piccadilly an easy commute.

Furthermore, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Ruislip High and Newnham Primary School.

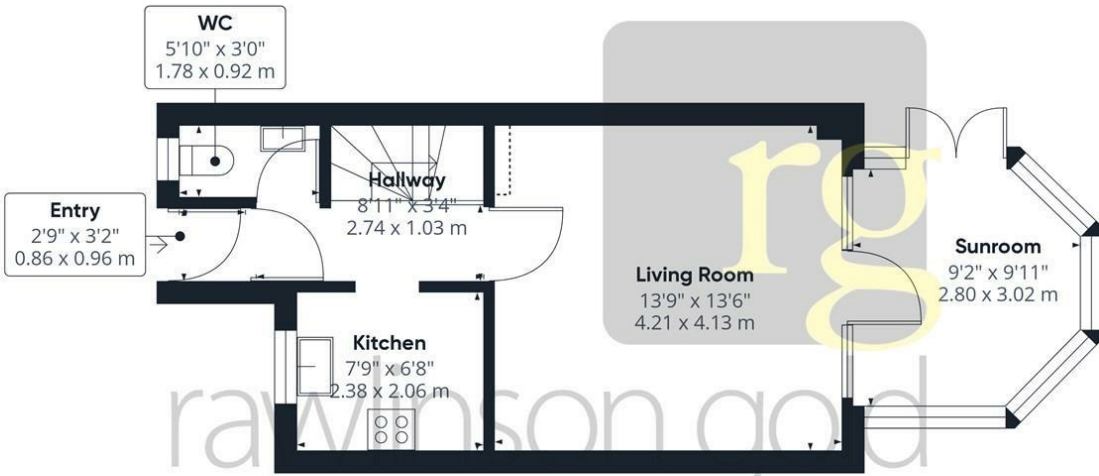
FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

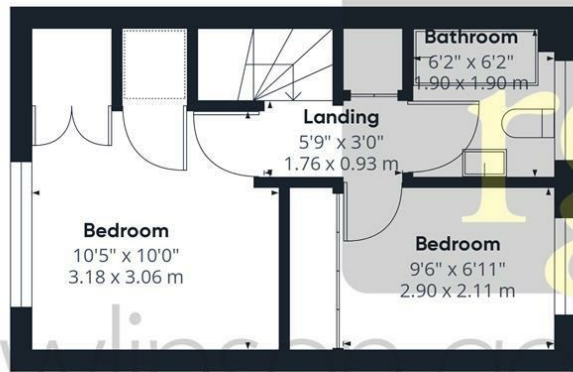
CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office by telephone on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

651.65 ft²
60.54 m²

Reduced headroom

1.72 ft²
0.16 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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