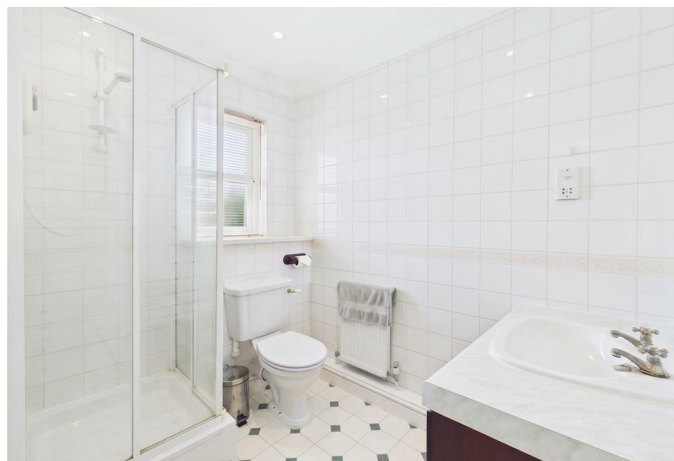




Elliott Avenue, Ruislip, HA4 9LZ
£625,000



NO UPPER CHAIN. Gibson Honey are delighted to present to the market this three bedroom link detached home. Set on this ever popular development within easy reach of the local amenities, this family home briefly comprises: Master bedroom with en suite, two further good size bedrooms, spacious living room, separate dining room, fitted kitchen and bathroom suite. Other benefits include downstairs cloakroom, storage garage/utility room, gas central heating plus air conditioning in 4 rooms including two bedrooms, private rear garden & ample off street parking. This property is ideally situated for both Ruislip Manor and Eastcote's extensive High Streets which offer a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). The A40/M40/M25 are within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE HALL

Front aspect door, stairs to first floor landing, radiator, storage cupboard, understairs storage cupboard, doors to:

DOWNSTAIRS CLOAKROOM

Front aspect double glazed window, radiator, low level wc., wall mounted wash hand basin.

LIVING ROOM

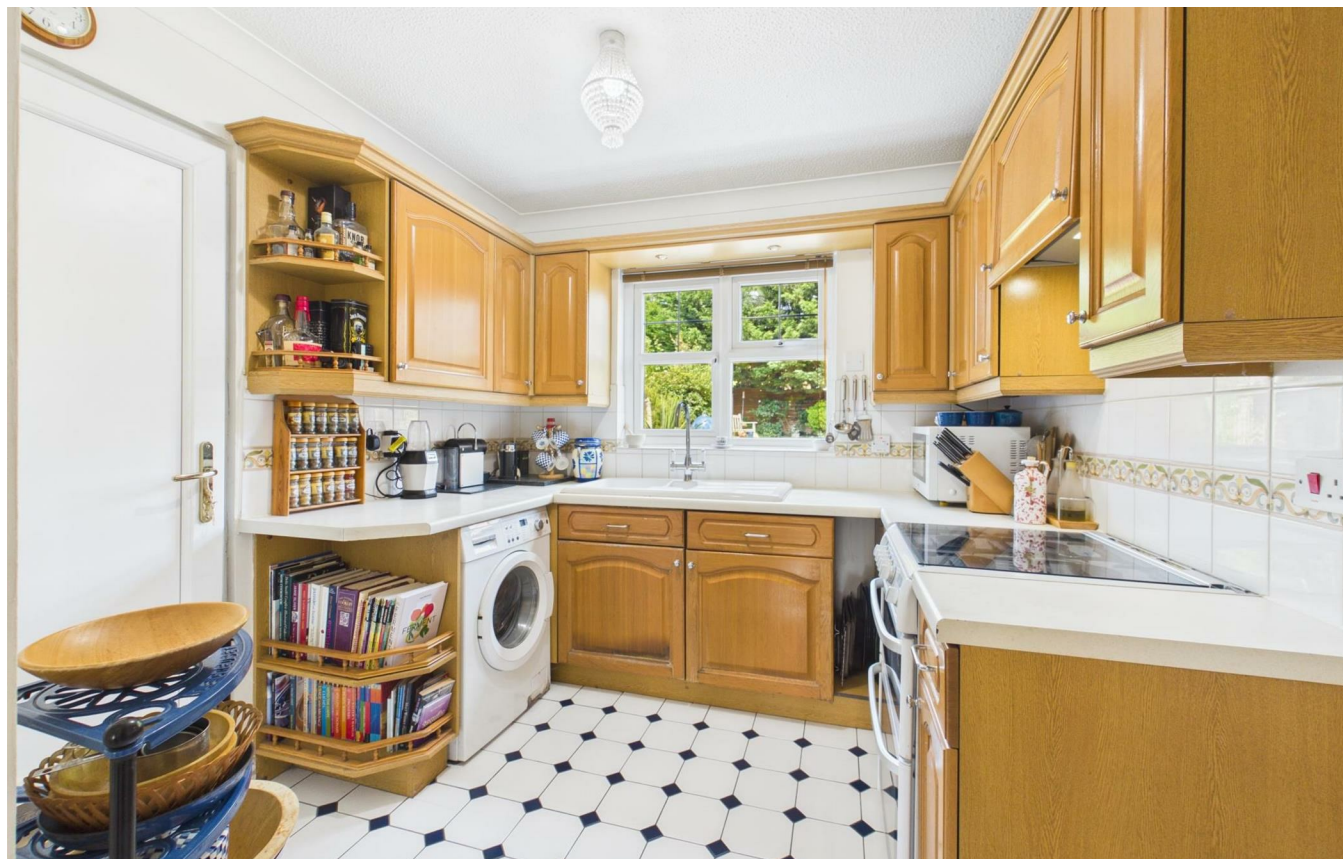
Front aspect double glazed window, air conditioning unit.

DINING ROOM

Rear aspect double glazed windows, rear aspect double glazed door to rear garden, radiator.

KITCHEN

Rear aspect double glazed window, one and half sink and drainer with boiling tap, range of base and eye level units, space for washing machine, gas point, larder.



STORAGE GARAGE/UTILITY ROOM

This room features Garageflex wall cladding to allow shelving and bike hangers etc to be easily added. Its versatile design makes it suitable for a wide range of uses, including a Home Office or Gym. The room has a recently fitted heating and air conditioning system. Includes Ceiling speakers and wall mounted TV.

LANDING

Storage cupboard, hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed window, radiator, air conditioning unit, built in wardrobe, door to:

EN SUITE

Front aspect double glazed frosted window, fully tiled walls, low level wc, radiator, vanity unit incorporating wash hand basin, stand in shower cubicle with power shower.

BEDROOM TWO

Rear aspect double glazed window, air conditioning unit, built in wardrobe.

BEDROOM THREE

Rear aspect double glazed window, radiator.

BATHROOM

Extractor fan, fully tiled walls, low level wc, panel enclosed bath with power shower over, pedestal wash hand basin.

FRONT

Ample off street parking, CCTV.

REAR GARDEN

CCTV, mainly laid to lawn, panel enclosed fence, patio area, garden shed.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,954.55

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

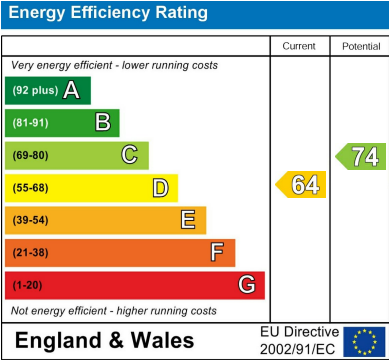
Ruislip Manor (0.7 Miles) - Metropolitan/Piccadilly.
Eastcote (0.8 Miles) - Metropolitan/Piccadilly.
Ruislip Gardens (1 Miles) - Central Line.

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