



**AN ATTRACTIVE THREE BEDROOM, TWO BATHROOM, EXTENDED FAMILY HOME**

Elliot Avenue, Ruislip, HA4 9LY

**ROBSONS**

# AN EXTENDED THREE BEDROOM, TWO BATHROOM FAMILY HOME

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**ENTRANCE HALLWAY • LIVING ROOM •  
KITCHEN & BREAKFAST ROOM • DINING  
ROOM • GUEST WC • MASTER BEDROOM  
WITH EN-SUITE • TWO FURTHER BEDROOMS •  
FAMILY BATHROOM • ATTRACTIVE GARDEN •  
OFF-STREET PARKING • GARAGE / GYM**

## Description

An extended three bedroom detached family home situated within easy reach of both Ruislip Manor and Eastcote high streets, with a number of local schools and recreational facilities close by, perfect for families. The property offers further scope to extend (STPP).

The ground floor comprises an entrance hall with a cloak cupboard and stairs to the first floor. There is a generous living room that flows through to a breakfast room that in turn provides access to a well-equipped kitchen. Off the breakfast room there is an additional hallway allowing access to a large dining room that has patio doors opening out to the garden, a guest WC, and the garage / gym.





To the first floor there are two double bedrooms with the master bedroom benefiting from an en-suite shower room, a further bedroom and a family bathroom.

Externally this property boasts a beautifully presented rear garden that is part lawn and part patio, with a wooden summer house. To the front there is a driveway allowing off-street parking and a garage.

### **Location**

Ideally situated within equal distance of both Ruislip Manor and Eastcote's amenities, as well as the Metropolitan Line and Piccadilly Line stations. The Central Line is also accessible at nearby Ruislip Gardens Station. The area is well served by local primary and secondary schooling with Lady Bankes Junior School just a short walk away, as are a number of playing fields and recreational facilities such as Bessingby Park Playing Field and Pine Gardens.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

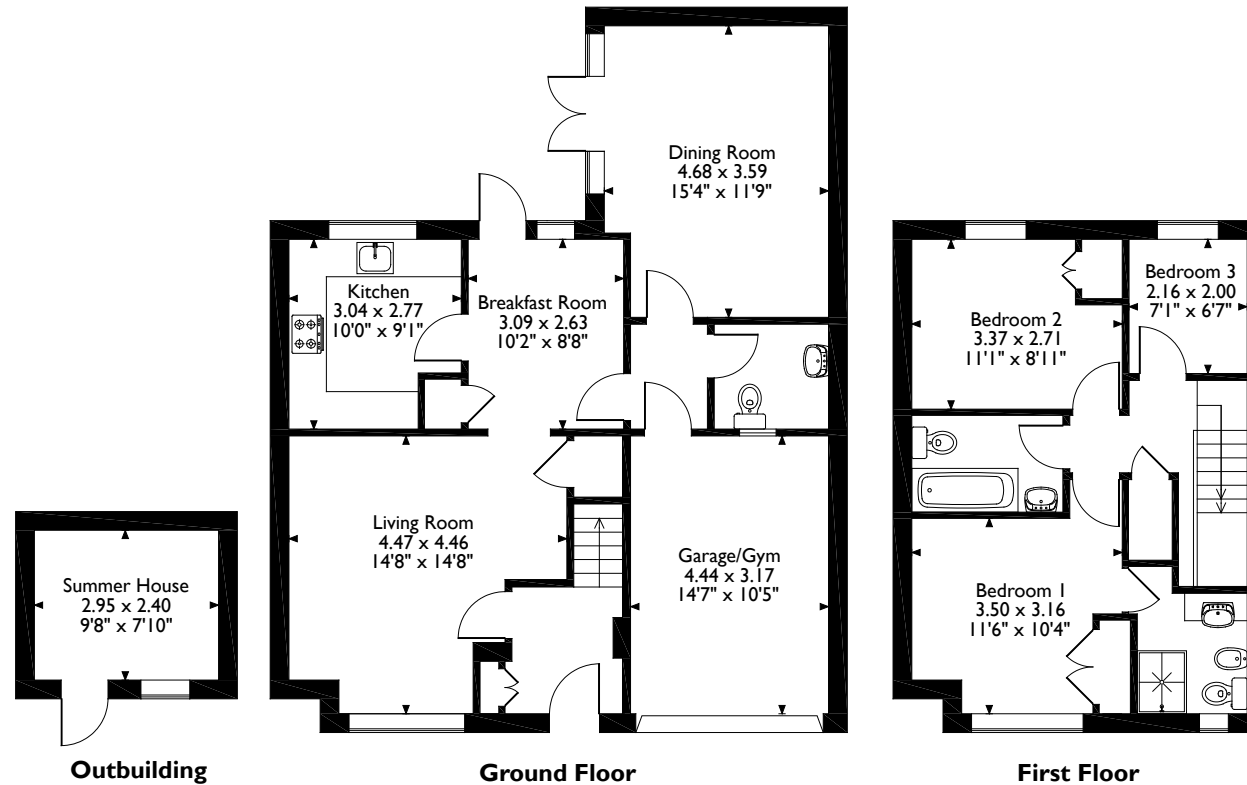
Local Authority: London Borough of Hillingdon

Council Tax: Band F

Energy Efficiency Rating: Band D



Elliott Avenue, Ruislip  
 Approximate Gross Internal Area  
 Main House = 118 Sq M/1271 Sq Ft  
 Outbuilding = 7 Sq M/75 Sq Ft  
 Total = 125 Sq M/1346 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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