

AN ATTRACTIVE THREE BEDROOM, TWO BATHROOM, EXTENDED FAMILY HOME



Elliot Avenue, Ruislip, HA4 9LY

## AN EXTENDED THREE BEDROOM, TWO BATHROOM FAMILY HOME

Elliott Avenue, Ruislip, HA4 9LY

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 offstreet 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.

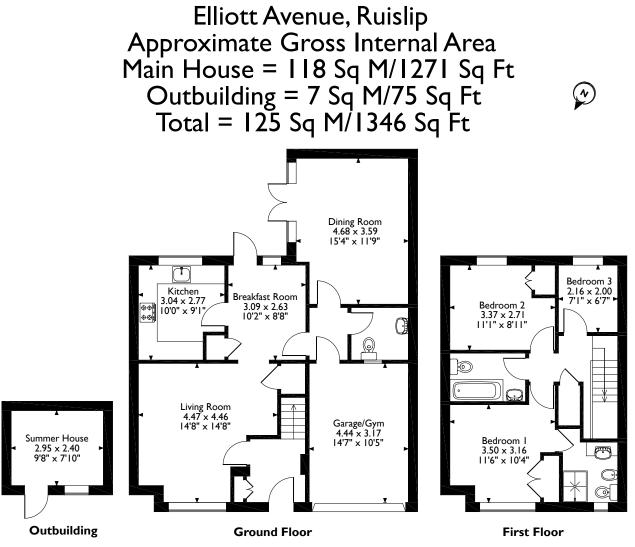
## **Additional Information**

Guide Price: Price on Application Tenure: Freehold Local Authority: London Borough of Hillingdon Council Tax: Band F Energy Efficiency Rating: Band D









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.



1 High Street, Pinner, Middlesex, HA5 5PJ Tel: 0208 866 8083 Pinner@robsonsweb.com www.robsonsweb.com



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.