



ELM AVENUE, RUISLIP, MIDDLESEX HA4 8PD





**Located a short walk from Eastcote town centre is this purpose built four bedroom semi-detached, perfect for a growing family.**

Eastcote High Street is on your doorstep very close to shops, restaurants and the Metropolitan/Piccadilly Line train station

Newnham Junior and Pinner High schools (Ofsted Outstanding) are also within half a mile.

The property has been modernised to a high standard and in our opinion is presented in immaculate condition throughout.

Accommodation comprises; porch leading to a larger than average entrance hallway, guest WC, front aspect living room with a feature fireplace, spacious kitchen / dining room with refitted units at the base and eye level. Underfloor heating throughout the ground floor. Stairs lead to the first floor landing, four good sized bedroom and a stunning family bathroom.

The front has parking space for two cars, and there is a 17'ft9 garage accessed via shared drive. The rear garden is secluded and has a patio, a lawn, and a summer house.

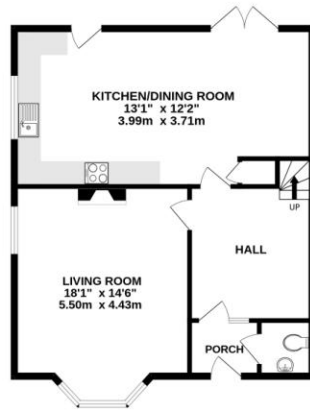


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

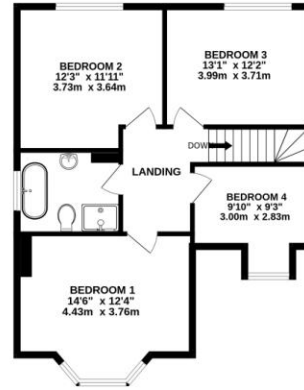
OUTBUILDING  
123 sq.ft. (11.4 sq.m.) approx.



GROUND FLOOR  
721 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1478 sq.ft. (137.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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