



21 Cedar Avenue

Ruislip, HA4 6UJ

£2,700

A stunning three bedroom/3 bathroom extended home, refurbished to a high standard with beautiful rear garden with patio area and driveway providing off street parking to the front.

The property is in the heart of South Ruislip convenient for excellent schools, South Ruislip central line and British Rail Station, local shopping parades plus Sainsburys and Asda, Aldi and B&M home stores. There are a range of bars and restaurants and the Gym

The property features lounge dining room, conservatory, modern fitted kitchen and bathroom to ground floor. Upstairs are three good size bedrooms and family bathroom. Outside there are a lovely front garden with driveway providing off road parking and a beautiful rear garden with patio and pathway to rear, then mainly laid to lawn with planting.

Don't miss out on the opportunity to make this house your home - book a viewing today

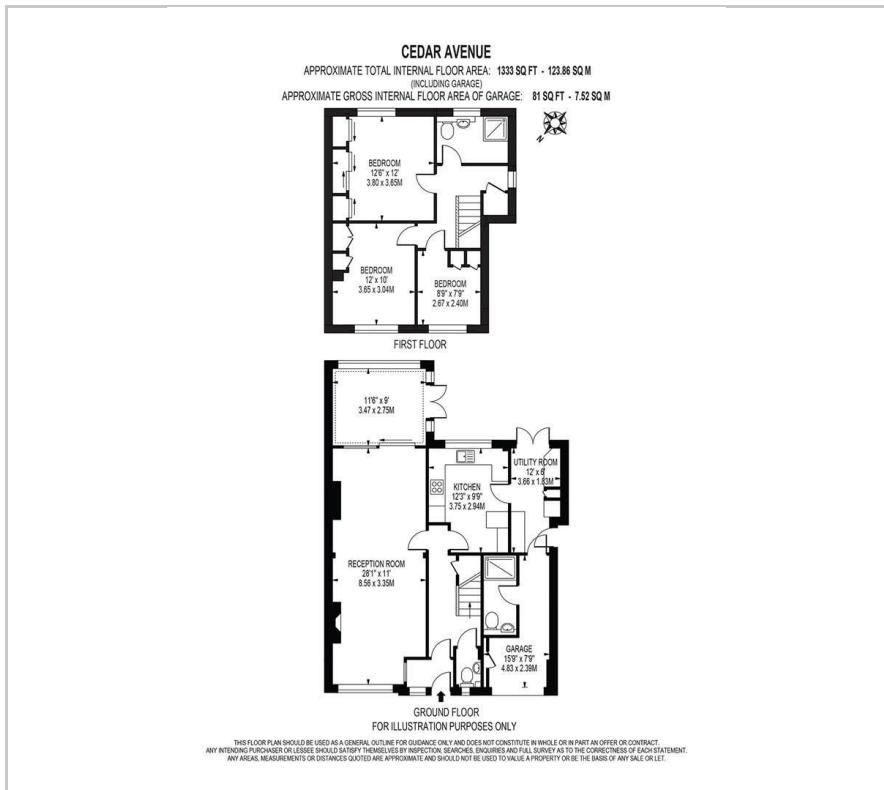
Viewing

Please contact our Elliott and Company Office on 020 8842 3333 if you wish to arrange a viewing appointment for this property or require further information.

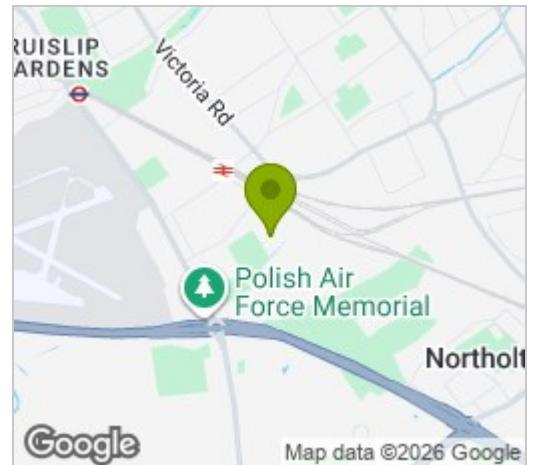
- Stunning three bed extended house
- In the heart of South Ruislip
- Close to South Ruislip Station
- Excellent Schools and local shops
- Through lounge / dining room
- Conservatory
- New modern fitted kitchen
- Modern refitted bathrooms
- Beautiful front and rear gardens



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	34	
(81-91)	B	73	
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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