



29 Deane Avenue

, Ruislip, HA4 6SP

Offers In The Region Of £625,000

Spacious three/four bedroom, two bathroom, family home close to South Ruislip Central line and British Rail Station, highly regarded schools, local shops inc Sainsburys, Asda, 11 screen cinema, The Gym and restaurants. Also giving easy access to the A40 for London and the Home Counties.

The property briefly comprises: Entrance hallway, ground floor shower room, reception room/ground floor bedroom, reception room and fitted kitchen to the ground floor. To the first floor are three bedrooms and family bathroom. Benefits include gas central heating, double glazing, lovely spacious private rear garden, front garden and off street parking to the front.

Great potential to extend (SSTP).

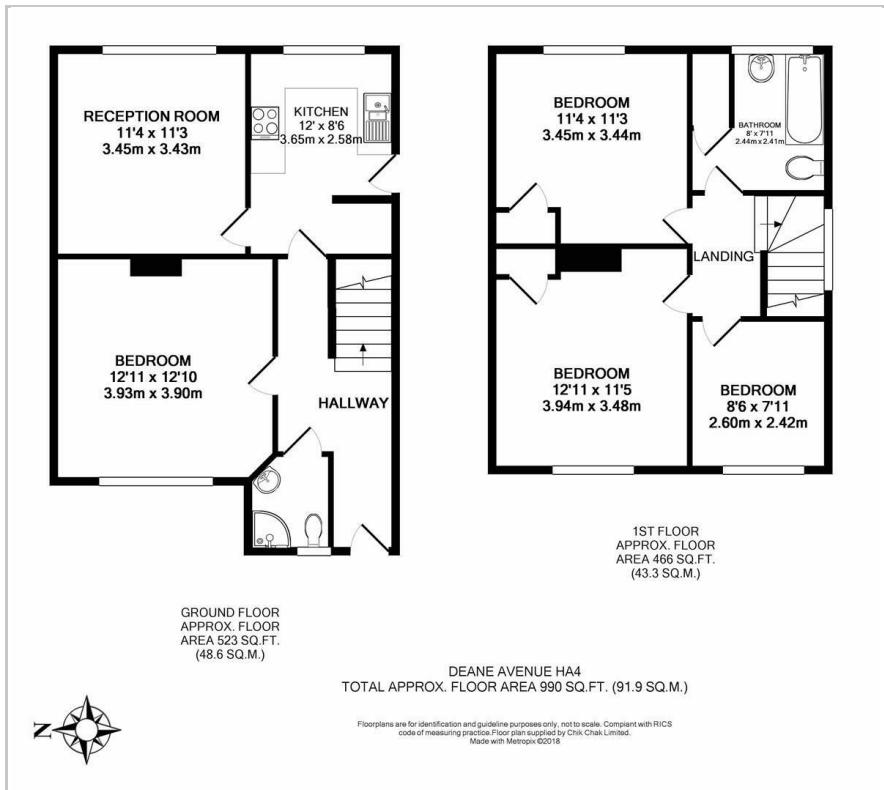
Viewing

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.

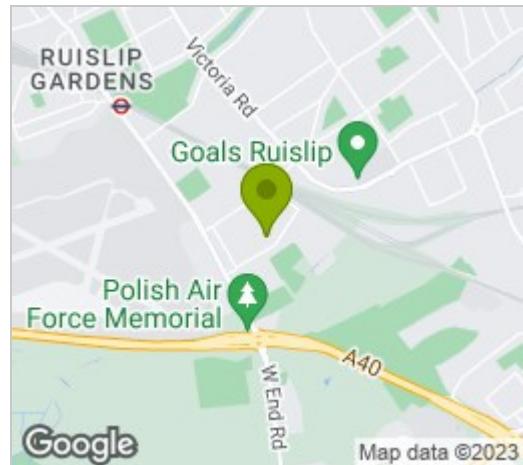
- Three/four bedroom semi
- Extension potential (SSTP)
- Close to excellent Schools
- South Ruislip Station
- All local amenities
- Off street parking
- Large private rear garden
- Family bathroom
- G/F shower room



Floor Plan



Area Map



Energy Efficiency Graph

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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