





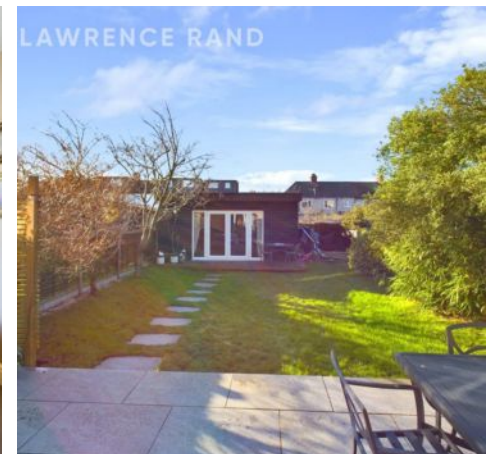
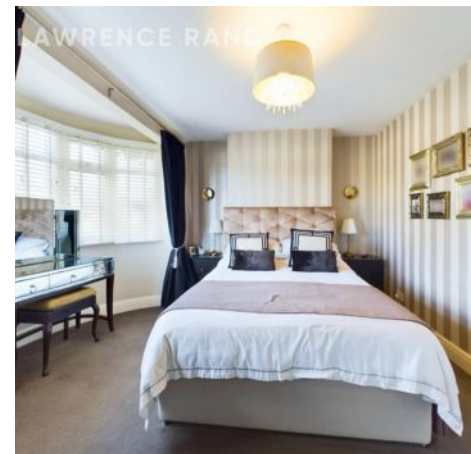
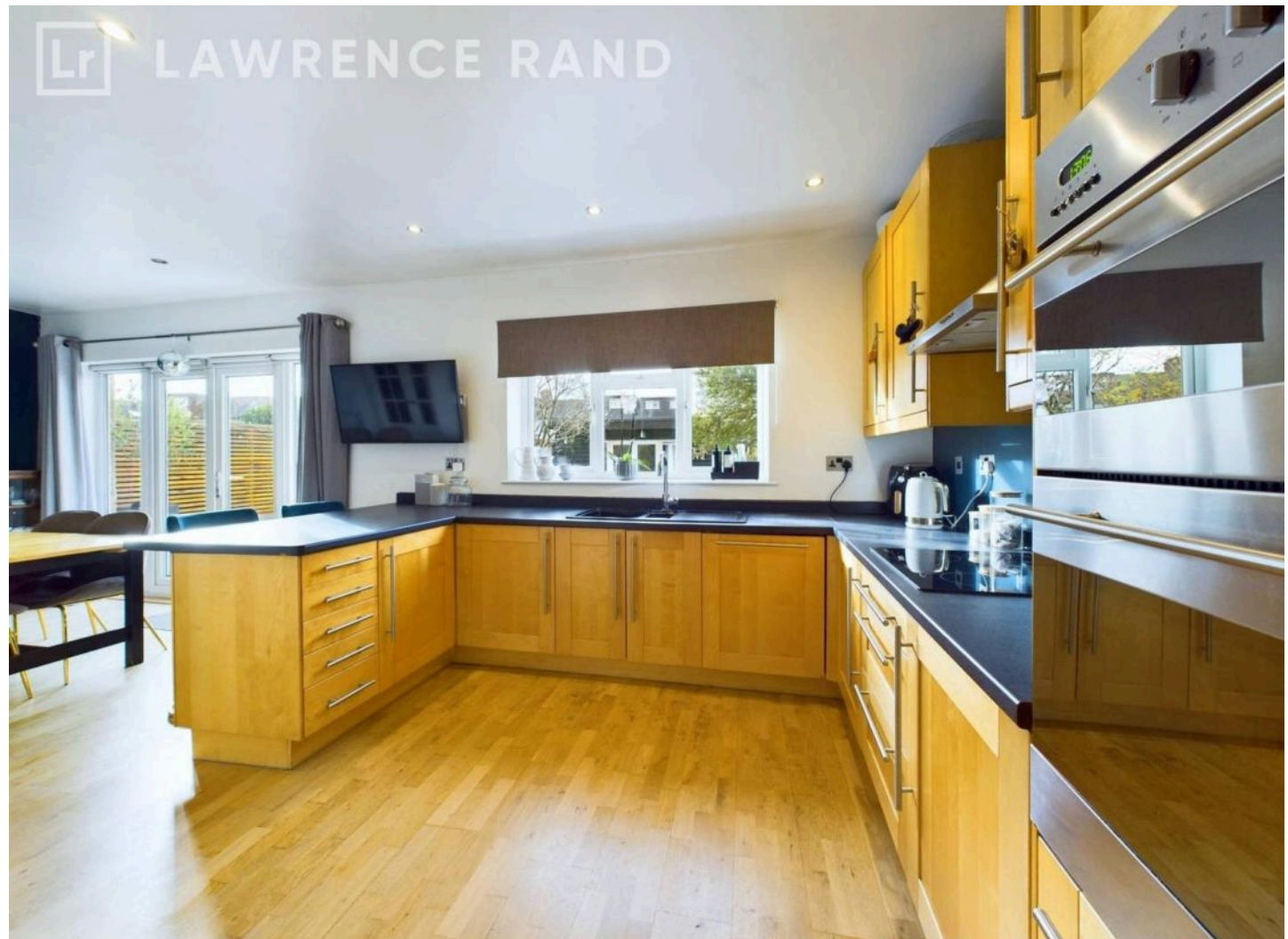
# 107 Exmouth Road

Ruislip, Ruislip

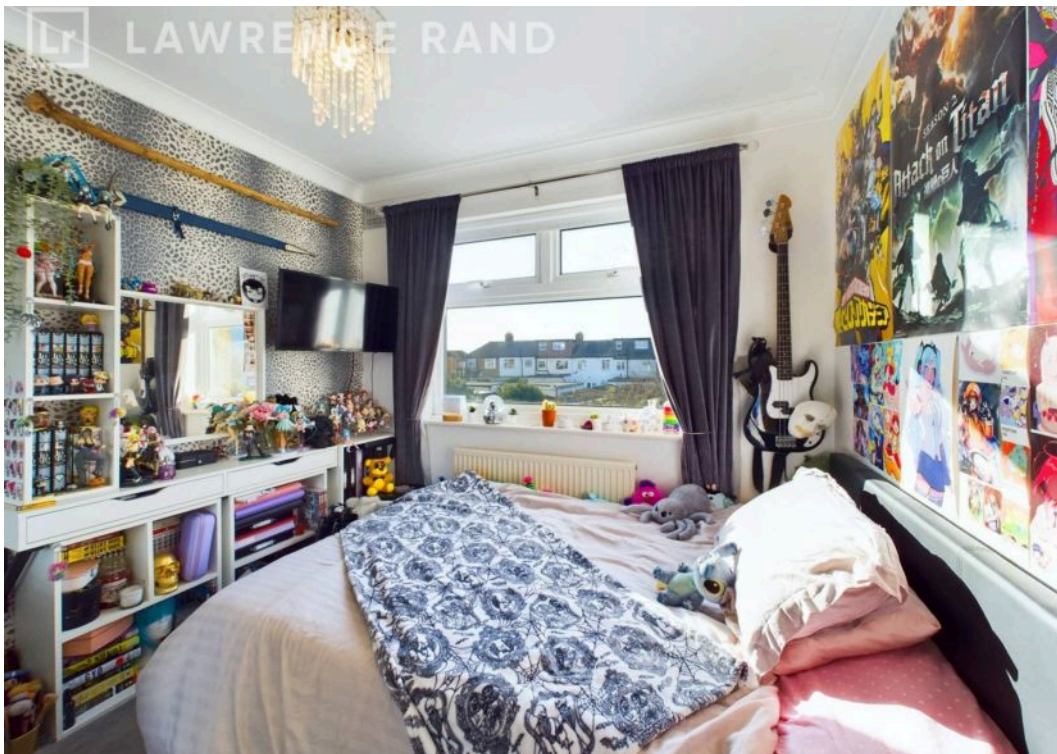
- Three/four bedroom end of terrace
- Outbuilding with ensuite shower room
- Open plan kitchen/diner
- Master bedroom with walk in wardrobe & ensuite
- Utility room & guest cloakroom
- Catchment area for highly regarded schools
- Walking distance to shops & transport links

This immaculate three/four bedroom end of terrace family home is tastefully designed and decorated throughout to create stylish, outstanding living accommodation set over two floors.

The main focus of this lovely property is the modern open plan kitchen/diner with an abundance of space. The dining area flows effortlessly with French doors opening out to a well-maintained garden. The ground floor benefits from a guest cloakroom and a utility room. To the first floor are three comfortable bedrooms, the Master bedroom benefits from a walk-in wardrobe and an ensuite shower room. Completing the first floor is a fresh fully tiled family bathroom comprising of a white three-piece suite. Outside the well-kept rear garden designed with low maintenance in mind is part porcelain paved and neatly bordered with shrubs, leading to a grassed area. To the rear of the garden is a purpose brick-built outbuilding with ensuite shower room, central heating and glass doors overlooking the garden. The neat frontage has parking for two cars.









**Location:**

Exmouth Road is a tranquil tree lined residential road enjoying its setting close to the great amenities of South Ruislip and Eastcote including The Old Dairy Complex. With local transport links available (Central/main lines, Metropolitan/Piccadilly) For the motorist the A40/M25 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools including St Swithun Wells and Queensmead.

**Verified Material Information:**

Council tax band: D

London Borough of Hillingdon Council tax annual charge: £1863.91 per annum

Tenure: Freehold

Property construction: Standard construction

Energy Performance rating: C

Parking: Driveway

Electricity supply: Mains electricity

Water supply: Mains

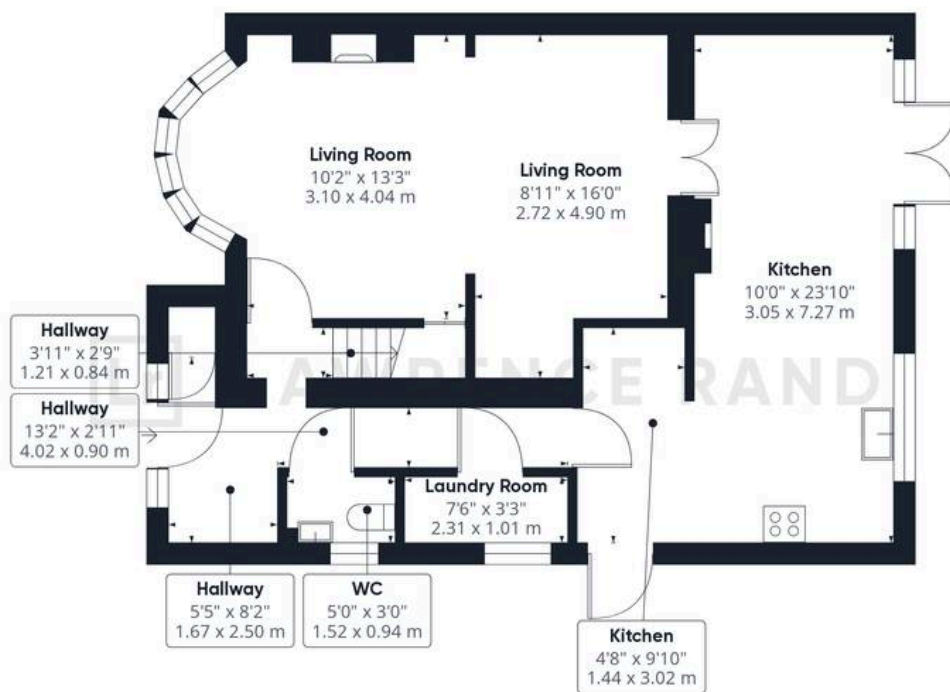
Sewerage: Mains

Heating: Gas central Heating

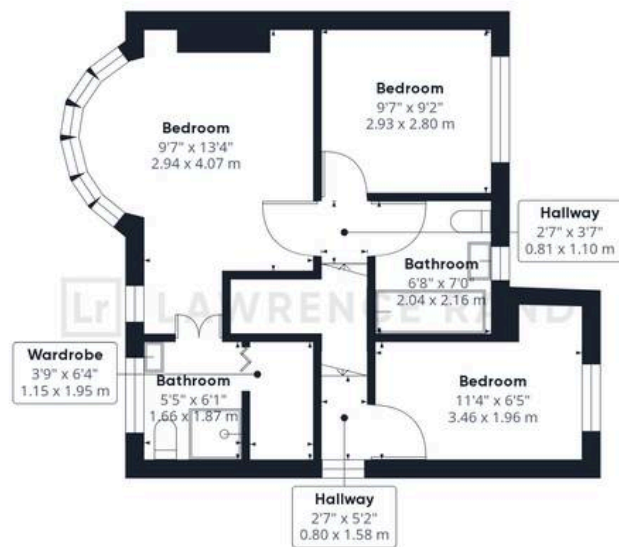
Broadband: FTTP (Fibre to the Premises)

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**Ground Floor Building 1**



**Floor 1 Building 1**



**Ground Floor Building 2**

**Approximate total area<sup>(1)</sup>**

1505.32 ft<sup>2</sup>

139.85 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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