





## Key Features:

- Attractive family home
- Detached house
- Two bedrooms
- Lovely rear garden
- Scope to extend (STPP)
- Off street parking

Located on a prestigious road in Ruislip is this attractive two bedroom cottage -style detached house with generous front and rear gardens. Located on a prestigious road in Ruislip is this attractive two bedroom cottage -style detached house with generous front and rear gardens. Located on a generous corner plot with potential for development, the approach to this property is very pretty, with entry via a wrought iron gate to the front door. Once inside, the welcoming entrance hallway offers stairs to the first floor and storage. The lounge with the large bay window is light and spacious and features a fire and fire surround. The kitchen which incorporates the dining room is neatly appointed with French doors overlooking the large rear garden.

Upstairs, are two double bedrooms and a family bathroom. Outside, the rear garden has a large patio and lawned area, surrounded by mature trees. There is ample storage in the garden afforded by three garden sheds. The front garden is lawned bordered by bushes and shrubs and pathways.





Old Hatch Manor is a quiet residential road within close proximity to both Ruislip Manor and Ruislip High Streets with their array of good shops, including Marks & Spencer food hall, Waitrose and Tesco Express. Ruislip Manor tube is walking distance with the Metropolitan/Piccadilly line offering swift access into Central London. This delightful property is ideal for families with reputable local schools, parks and Highgrove Leisure centre offering various opportunities.

**Verified Material Information:**

Local Authority: London Borough of Hillingdon

Council tax band: F

**Suppliers:**

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

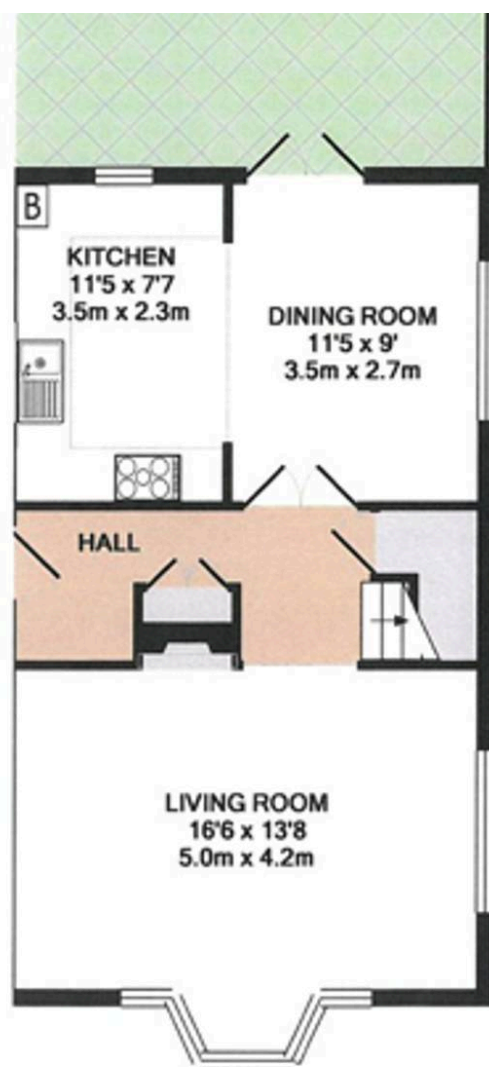
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

**Disclaimer:**

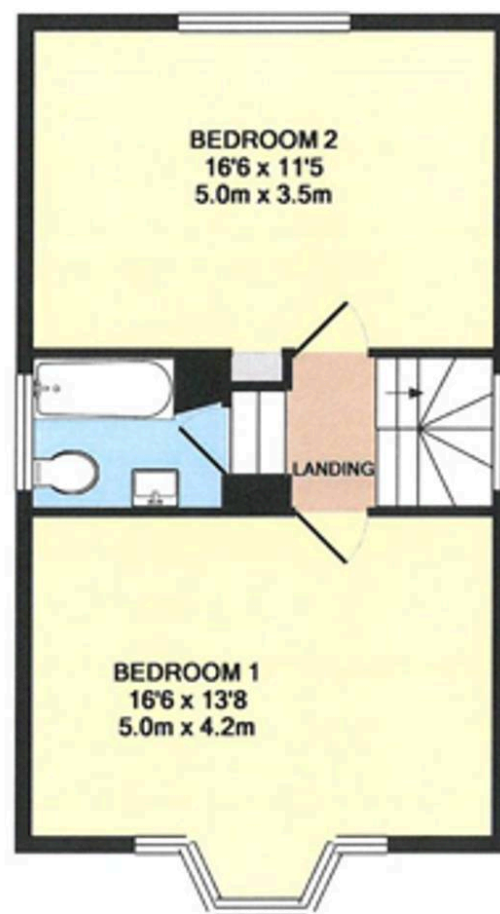
While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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