



LAWRENCE RAND

Bedford Road, Ruislip
£535,000

Key Features:

- No upper chain
- Two double bedroom end of terrace house
- Close proximity to Ruislip Gardens shops & transport links
- South East facing garden
- Spacious lounge/dining room
- Modern Bespoke Fitted kitchen & bathrooms
- Ground floor shower room & first floor family bathroom

A lovely two/three bedroom, two bathroom end of terrace house offered to the market with no upper chain. Located on a popular, family friendly road, close to schools including Ruislip Gardens Primary and Ruislip High.

The property benefits from an entrance lobby leading into the spacious light filled lounge with wood flooring. There is a neatly appointed kitchen with a range of wall and base units. Also located on the ground floor is reception room two which could also be used as a third bedroom. With the added benefit of a ground floor shower room and a south-east facing garden mainly laid to lawn edged with bushes, shrubs and flowers along with a paved patio. Attractive block paving to the front provides off street parking. To the first floor there are two double bedrooms and a further modern, fresh, family bathroom.



Location:

Bedford Road is a highly sought after residential location which is perfectly positioned just moments from Ruislip Gardens' shopping and Central line station which provides a variety of services into London in less than an hour, also close by you have South Ruislip and West Ruislip stations. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London with the M40/M25 servicing the Home Counties and Heathrow Airport. For families the property is ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks.

Verified Material Information:

Local: authority: Hillingdon

Council tax band: D

Council tax annual charge: £1863.91

EPC Rating: D

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
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



Floor 1



Lawrence Rand

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