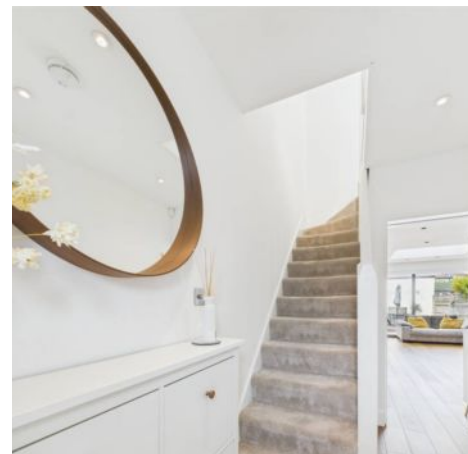
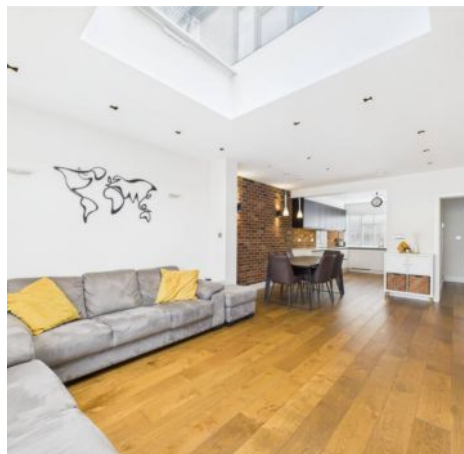




## Key Features:

- Three bedroom terraced house
- Immaculate condition
- Open plan kitchen/lounge/diner
- Two bathrooms
- Located in a popular road
- Well maintained garden

This immaculate three bedroom terraced house tastefully designed and decorated throughout to create stylish, outstanding living accommodation set over three floors. In one of the area's most popular roads close to sought after schools, transport links and shops. Once inside the entrance lobby stairs lead to the first floor and doors to the ground floor rooms. The main focus of this property is the modern open plan kitchen/lounge/diner with an abundance of space for cooking, dining, relaxing and enjoying views of the rear well maintained garden. The front aspect kitchen has a range of bespoke black and white high gloss wall and base units, granite work tops, a built in oven and integral appliances. The dining area flows effortlessly as does the comfortable lounge area which has a sky lantern and patio doors opening out to the garden. The ground floor benefits from a guest cloakroom. To the first floor are two comfortable bedrooms, a fresh family bathroom and an additional family shower room complete the first floor. The Master bedroom is located on the second floor with ample eaves storage velux windows, and bespoke fitted wardrobes. Outside the rear garden is part paved and part decked designed with low maintenance in mind. There is also the added benefit of a garage to the rear.





**Location:**

Hartland Drive 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 within close proximity.

**Verified Material Information:**

Local: authority: Hillingdon

Council tax band: E

Council tax annual charge: £2278.09

EPC Rating: D

Suppliers:

Electricity supply: Mains, Water supply: Mains water,  
Sewerage: Mains

Heating: Gas central heating

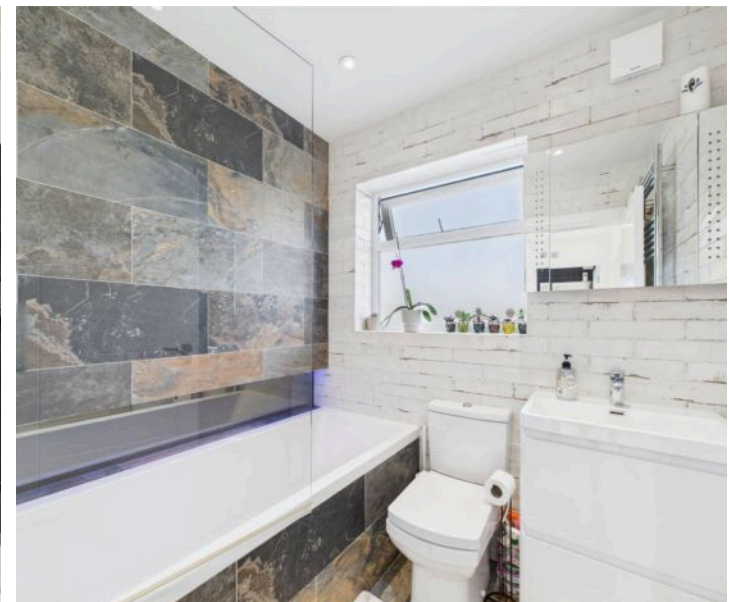
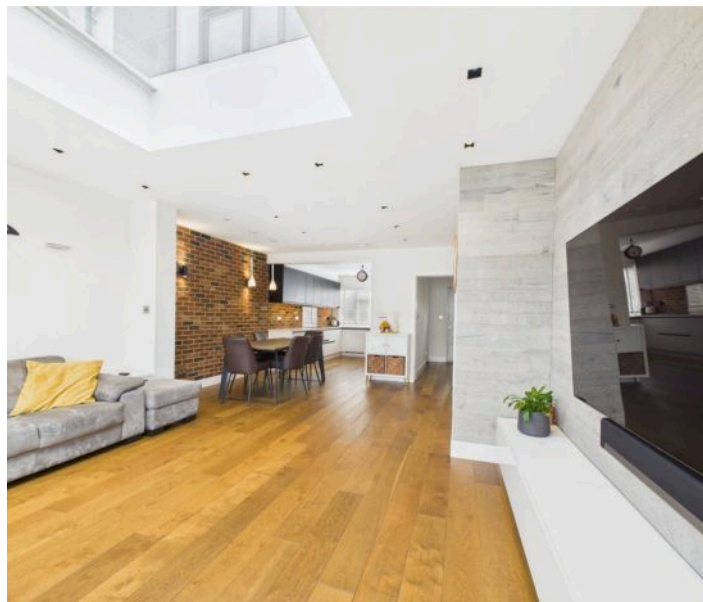
**Broadband & mobile coverage:**

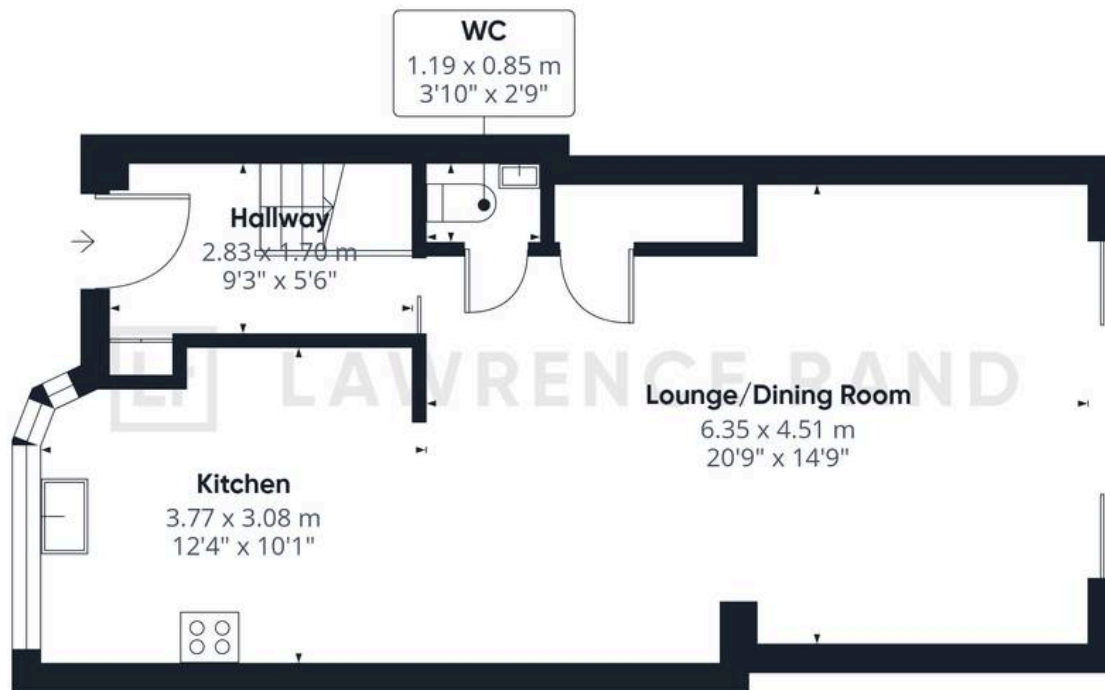
Broadband: FTTP (Fibre to the Premises)

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 Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



## Lawrence Rand

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