



LAWRENCE RAND

Hatherleigh Road, Ruislip
£500,000

Key Features:

- Two bedrooms
- Good condition
- Modern kitchen and bathroom
- South facing garden
- Off street parking
- Access to three tube lines
- In the heart of Ruislip Manor close to Shops & transport links
- No upper chain

This delightful two double bedroom terraced house in the heart of Ruislip Manor is offered to the market in good condition with off street parking. There is also potential to extend (stpp). Comes with no upper chain.

The property briefly comprises of; entrance via a porch into lobby with stairs to the first floor. The living room has a large front aspect bay window. The kitchen / diner flows effortlessly from the living room and has modern fitted wall and base units, a good run of work surfaces, space for appliances. There is a dining area and a glass doors opening out to a lovely garden.

Ascending to the first floor you will find two sizeable double bedrooms and a fresh family bathroom.

The rear South facing garden has a paved patio area adjacent to the property ideal for outside entertaining. There is also a grassed area and a metal storage shed.



Location:

Hatherleigh Road is a family friendly location, close to the great local amenities of Ruislip Manor with its abundance of shops, bus services and tube line (Metropolitan/Piccadilly) and also good access to Ruislip Gardens Central line tube. For the motorist the A40/Western Avenue is close by providing swift access into Central London and the surrounding Home Counties. For families the property falls within the catchment of many of the local highly regarded schools.

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

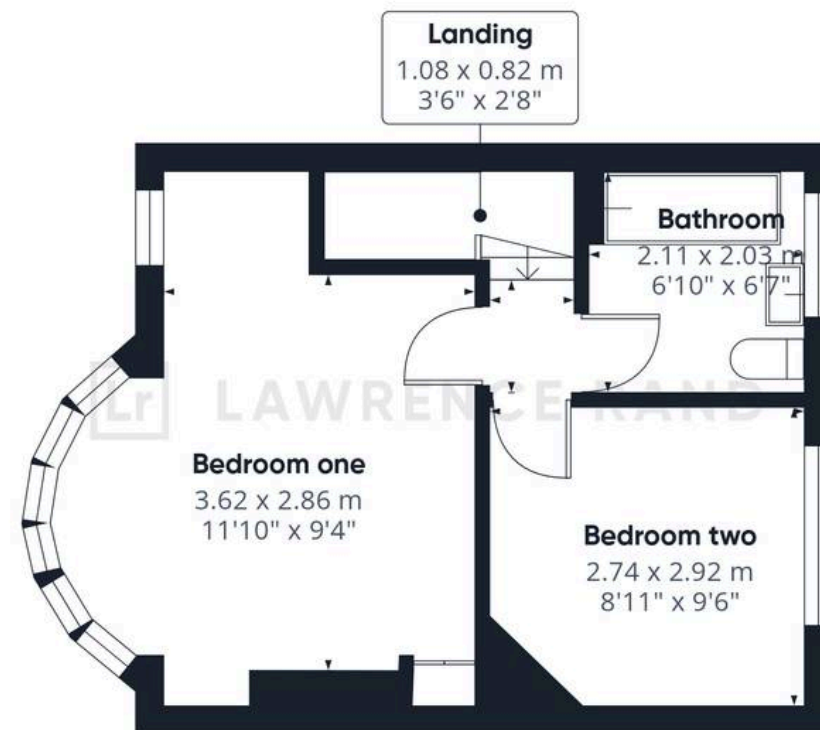
Disclaimer:

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

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/