



**LAWRENCE RAND**

**Seaton Gardens, Ruislip**  
**£525,000**



## Key Features:

- No upper chain
- Two bedroom terraced house
- In the heart of Ruislip Manor
- Modern kitchen & bathroom
- Garage to rear accessed via secure service road
- Excellent transport links to Central London

Located in a much sought after neighbourhood, this beautifully presented two-bedroom terraced home offers bright and airy living spaces, modern finishes, and convenient access to excellent amenities and transport links.

The ground floor accommodation consists of an entrance lobby with door through to the lounge with attractive oak wood flooring and a large front aspect bay window allowing plenty of natural light to flood the space. The modern kitchen-diner is well-appointed with a range of eye and base-level units, solid oak worktops, space for appliances as well as a dining table and chairs.

A single door leads through to the lean-to, currently accommodating a washing machine and tumble dryer, and access to the rear garden.

Upstairs, two comfortable bedrooms which both benefit from fully fitted wardrobes that maximise storage. The fresh and stylish, modern bathroom features a three-piece suite including P-shaped bath with shower over and a mirrored vanity cabinet.

The rear garden is primarily laid to lawn and bordered by flowers and shrubs. A pathway leads to a single garage and garden store. Vehicle access to the garage is via the private gated road to the rear.



**Location:**

Seaton Gardens is a family-friendly location, situated close to the vibrant local amenities of Ruislip Manor, with its abundance of local shops, bus services and easy access to Metropolitan, Piccadilly and Central Lines. South Ruislip station is also within walking distance, offering Chiltern Railways' mainline services to London Marylebone. For the motorist, the nearby A40/Western Avenue provides direct access to Central London. For families, the property falls within the catchment of many highly regarded local schools including Lady Bankes Primary.

**Verified Material Information:**

Local: authority: Hillingdon

Council tax band: D

Council tax annual charge: £1863.91

EPC Rating: C

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

Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

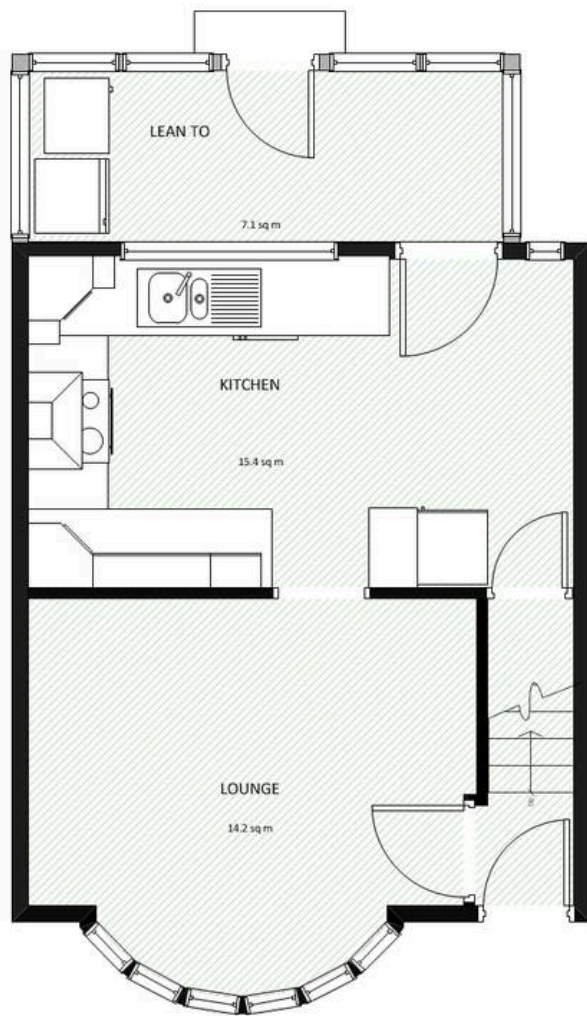
Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent

**Disclaimer:**

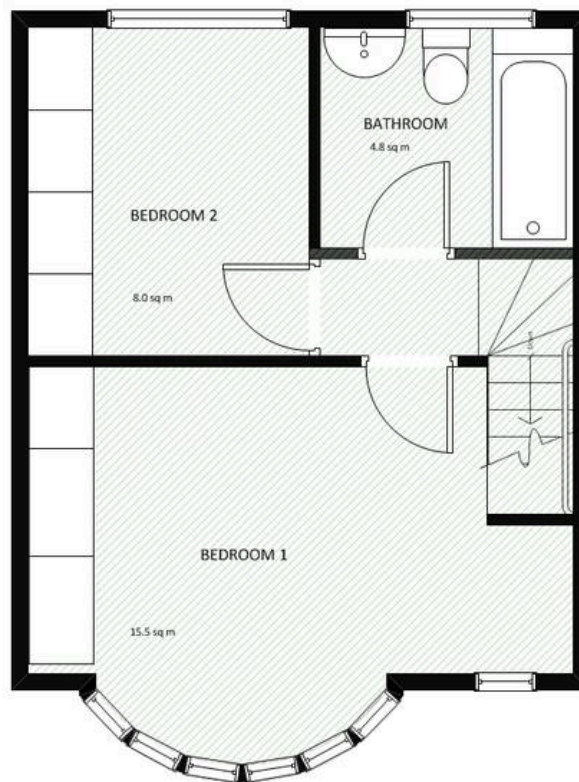
While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that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



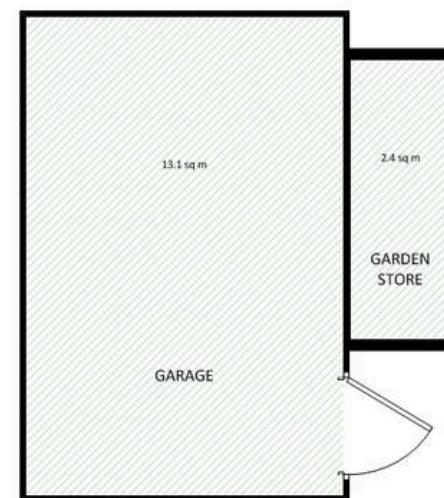




GROUND FLOOR



1<sup>ST</sup> FLOOR







## Lawrence Rand

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