



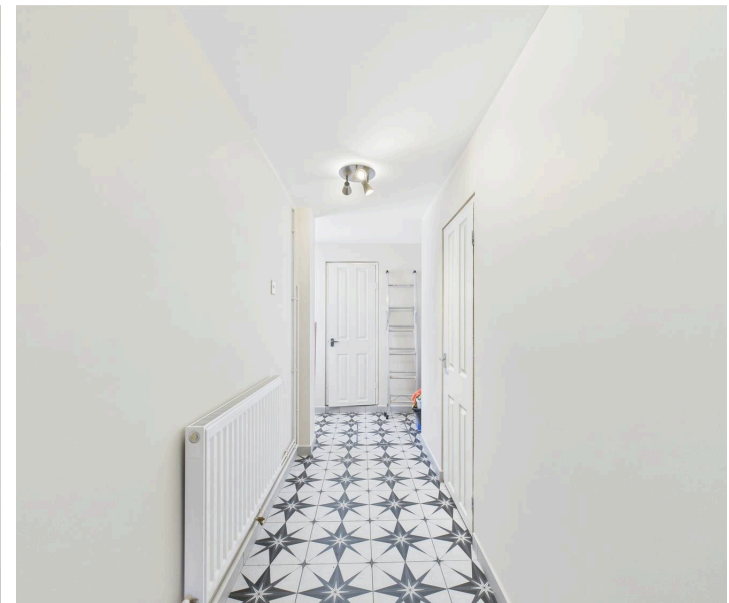
LAWRENCE RAND

Downbarns Road, Ruislip
£625,000

Key Features:

- Through lounge/dining room
- A recently renovated kitchen with brand new appliances & new boiler
- Family bathroom
- Utility room & guest WC
- Large rear garden
- Driveway for several cars
- In the heart of South Ruislip close to shops, transport links & popular schools
- No upper chain

A spacious three bedroom semi detached family home situated on the ever popular Brackenbridge development in South Ruislip with no onward chain in close proximity to South Ruislip's multiple shopping and transport facilities. This substantial property boasts a spacious and light filled through lounge/dining room leading to the rear garden. The modern fitted kitchen has been recently refurbished with new appliances as well as a new boiler. Just off of the kitchen a door leads to a dining room which could also be used as a children's playroom, utility room or a study. A guest cloakroom completes the ground floor accommodation. On the first floor there are three comfortable bedrooms all with fitted cupboards and a modern family bathroom. Outside the secluded rear garden is easy to manage with a paved patio adjacent to the property, with large lawned area and a wooden storage shed. The neat frontage has attractive block paving edged with bushes and provides off street parking.



Downbarns Road is perfectly positioned just moments from the areas shopping and transport facilities, with Eastcote and South Ruislip tube stations in close proximity servicing both the Metropolitan/Piccadilly and the Central/Main Line. For the motorist the A40/M25 is not too far away providing swift access into Central London and the surrounding Home Counties. The property is also great for families located within the catchment areas of the local highly regarded schools to include Queensmead, Deanesfield Primary School and St Swithun Wells, plus parks and leisure facilities.

Verified Material Information:

Local authority: Hillingdon

Council tax band: D

EPC Rating: D

Suppliers:

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

Heating: Gas central heating

Broadband & mobile coverage:

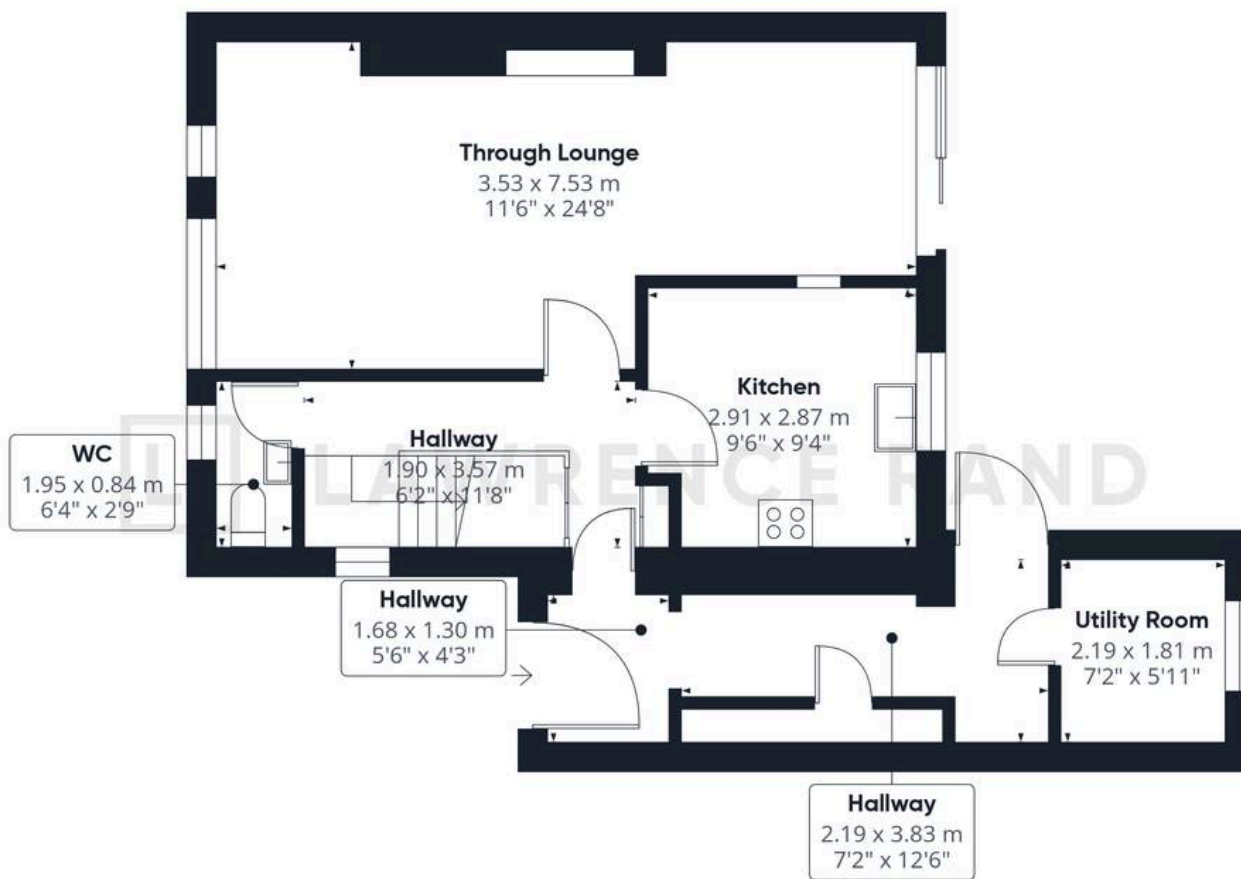
Broadband: FTTP (Fibre to the Premises)

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/