



LAWRENCE RAND

Queens Walk, Ruislip
£585,000

Key Features:

- Three bedroom semi detached house
- In need of general updating & modernisation
- Off street parking
- Large rear garden
- Potential to extend (stpp)
- Garage via shared driveway and entrance via garden

This substantial three bedroom semi-detached house in need of general updating and modernisation to create your own bespoke family home in the heart of South Ruislip. The property is perfectly positioned for the area's most sought after schools, shopping amenities and transport links. Benefitting from two spacious receptions with the rear reception room providing direct access to the garden.

To the first floor there are three bedrooms, two being doubles and the third being a single. Completing the first floor is a family bathroom. Outside the rear garden is mainly laid to lawn with a large patio area a storage shed and side access to the garage. The paved frontage offers off street parking as well as a garage accessed via a shared driveway.



Queens Walk is located in the heart of South Ruislip and is perfectly positioned just moments from the area's shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines accessible locally). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing swift and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools such as St Swithun Wells & Queensmead.

Verified Material Information:

Local authority: Hillingdon

Council tax band: E

Energy performance 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



Ground Floor Building 2



Lawrence Rand

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