



LAWRENCE RAND

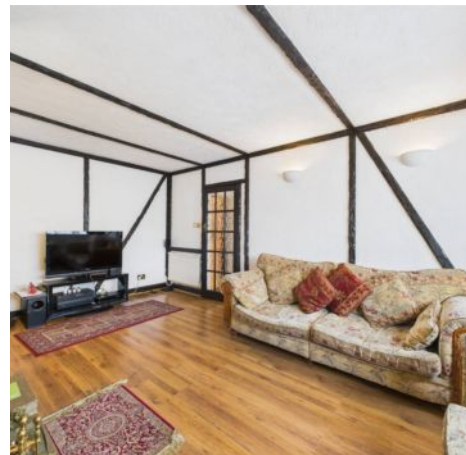
Pine Gardens, Ruislip
£675,000

Key Features:

- Three bedroom semi detached house
- Two receptions
- Spacious kitchen/diner
- Family bathroom
- Guest cloakroom
- Off street parking
- Close to shops & transport links
- Well maintained rear garden

Well-presented throughout this spacious three bedroom semi-detached family house is set over two floors, just a short walk to both Eastcote high street and Ruislip Manor high street. Potential to extend (stpp).

The house is entered via a welcoming hallway with stairs to the first floor and access into the ground floor accommodation. The lounge is tastefully decorated in soft warm tones with an attractive brick feature fire place and a large front aspect window. The rear aspect dining room has French doors leading to a lovely garden. The kitchen/diner has an array of wall and base units, ample work surfaces, space for appliances and a dining table and chairs. To the first floor are three inviting bedrooms, the Master bedroom and second bedroom are doubles both with built in cupboards. Completing the first floor is a fresh family bathroom. The well tendered rear garden has a patio area and a large grassed area with a wooden storage shed. The front is paved providing off street parking





Pine Gardens is centrally located between Eastcote High Street and Ruislip Manor, both boasting an array of shops, bars, restaurants and coffee shops. The Metropolitan/Piccadilly tube line runs from both, enjoying swift access into Central London, while for the motorist the A40/M25 is also close by providing taking you to both Central London and the Home Counties. Also within the catchment area of some highly regarded schools including Newnham & Lady Banks.

Verified Information:

Council tax band: E

Local authority: London Borough of Hillingdon

Tenure: Freehold

Energy Performance rating: D

Suppliers:

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

Heating: Gas central heating

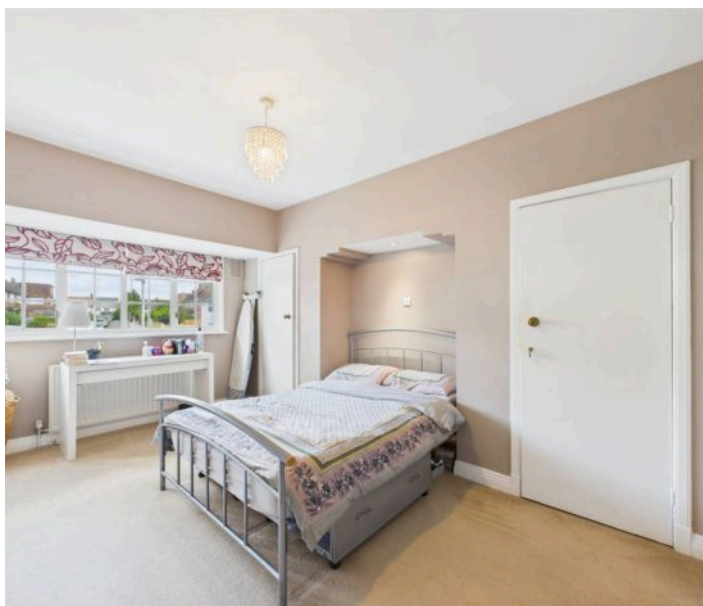
Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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

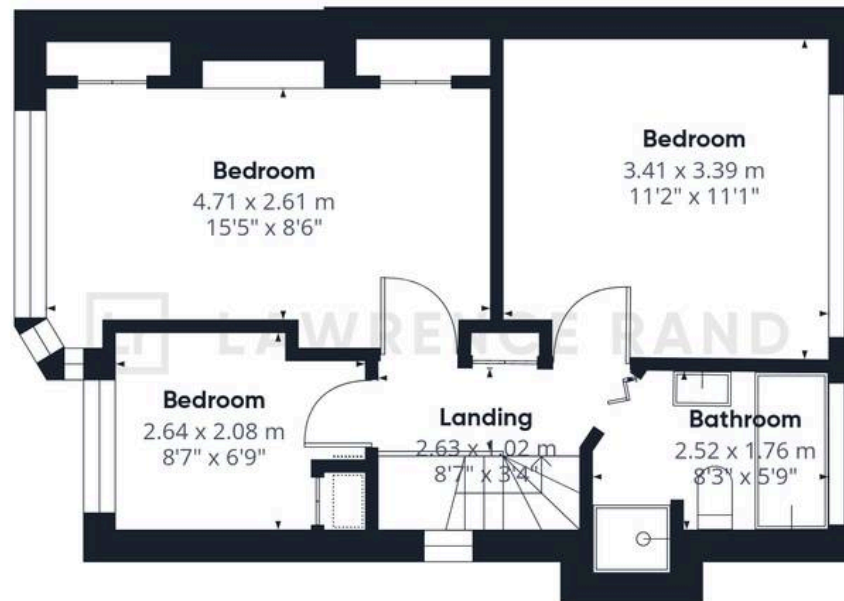
Disclaimer:

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



Floor 1



Lawrence Rand

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