



Key Features:

- Two bedroom end of terrace house
- Low maintenance garden
- Excellent Condition Throughout
- Walking distance to shops, amenities & transport links
- Modern kitchen & bathroom
- Catchment area for sought after schools
- Garage & own drive

This well presented two double bedroom end of terrace house located in a popular road. Set over two floors with a modern fitted kitchen and bathroom this property also benefits from a garage & own driveway.

The entrance lobby leads into the light, bright dual aspect living/dining room with incorporating stairs to the first floor. The modern kitchen is well-appointed and has a range of white units, space for appliances and direct access into the garden. Upstairs, the first floor landing gives access into the two double bedrooms both boasting fitted wardrobes. Completing the first floor is a fresh bathroom comprising of a white three piece suite.

Outside, the garden is larger than average, with additional width and is mainly laid to lawn with a large decked area. There is a timber storage shed, access to the front/side of the property and direct access into the garage - which is an ideal storage area or additional parking. The garage has a roller-door for easy access. There is also an additional area to the side of the property.



Location:

Thorpland Avenue is situated among other modern properties in a popular development and is close to the central line/mainline station at West Ruislip, as well as the Metropolitan/Piccadilly line station at Ickenham. There are a number of well-regarded local schools in the area and for the motorist, the A4/M40?25 road network is just a short drive away.

Verified Material Information:

Local authority: Hillingdon

Council tax band: D

Energy Performance Rating: D

Suppliers:

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

Heating: Gas central heating

Broadband & mobile coverage:

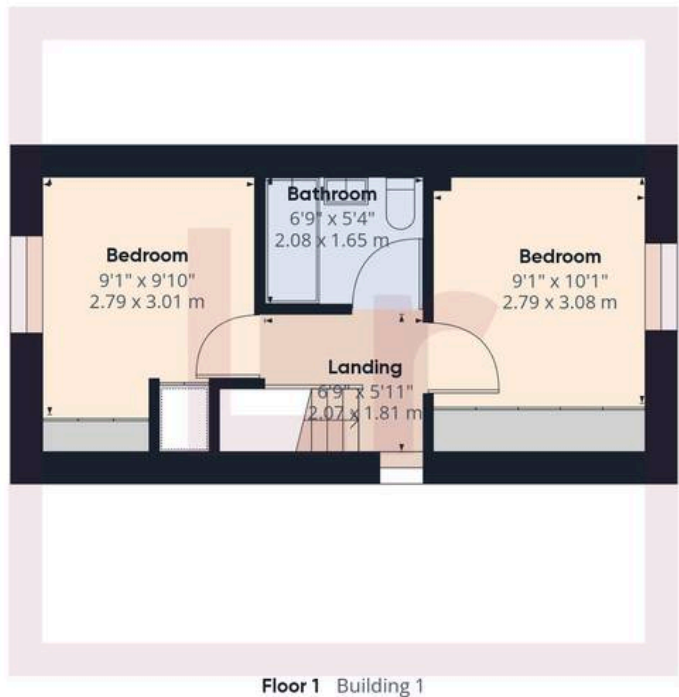
Broadband: FTTP (Fibre to the Premises)

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.





Approximate total area⁽¹⁾

711.68 ft²
66.12 m²

Reduced headroom

15.21 ft²
1.41 m²

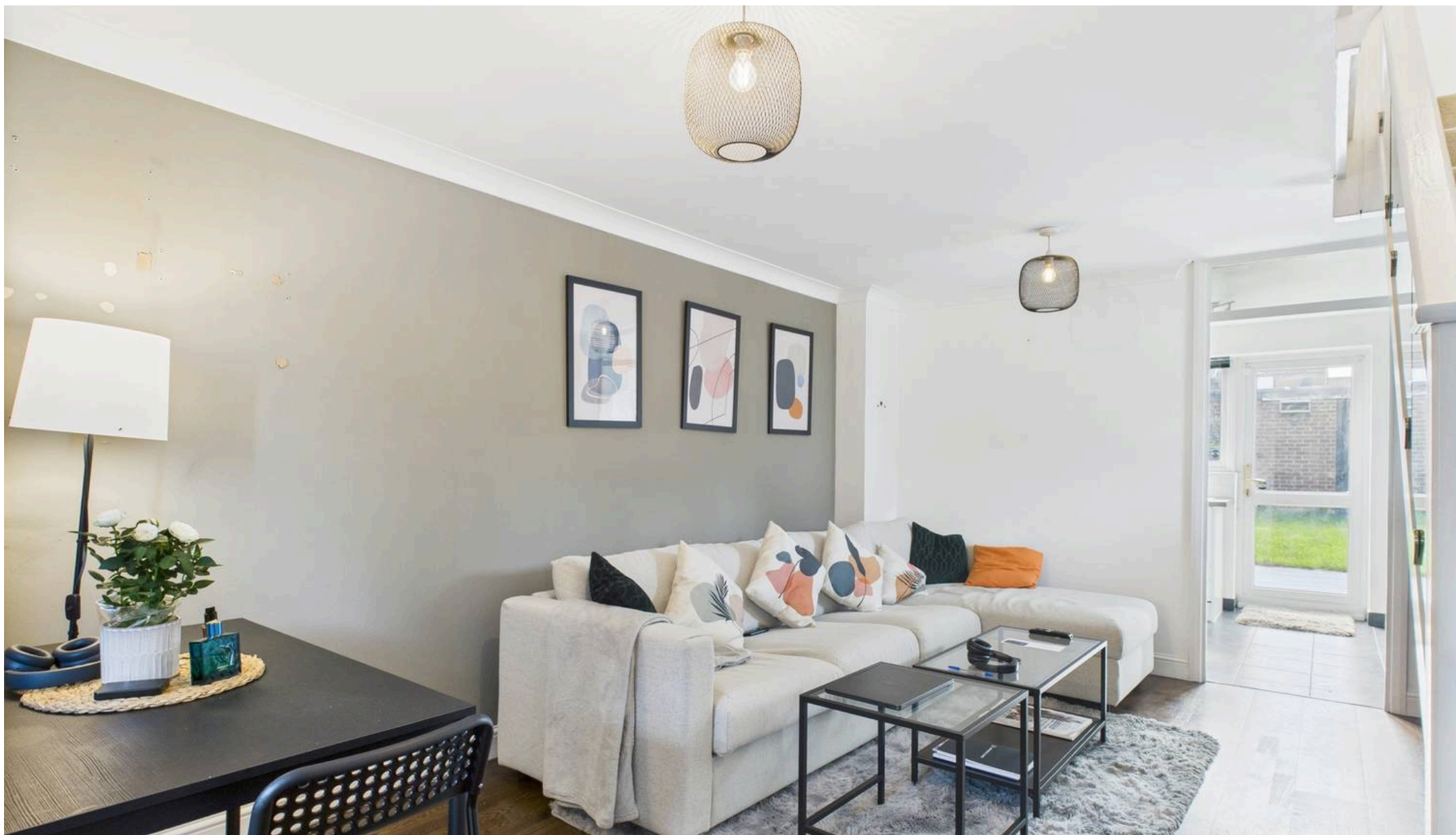
Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





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