



LAWRENCE RAND

Exmouth Road, Ruislip
£625,000

KEY FEATURE:

- Five bedrooms
- Semi detached
- Three Bathrooms
- Modern Kitchen
- Loft extension
- Close to local amenities
- Conservatory & outbuilding

Property Overview

Located in a sought-after residential area, this extended four-bedroom end-of-terrace house offers spacious and versatile living, with further extension potential (STPP). The property combines generous accommodation with practical family-friendly features and excellent connectivity.

Accommodation

The home boasts a bright bay-fronted living room, a large dining room, and a conservatory that opens to the rear garden. The modern fitted kitchen offers ample storage and workspace, with integrated appliances and a rear garden outlook.

There are four well-proportioned bedrooms across three floors, including a ground-floor bedroom and three bathrooms—one on each floor—offering flexibility for family life or guests. The master bedroom benefits from a beautiful bay window, and the top-floor bedroom includes front-facing Velux windows, eaves storage, and a modern en-suite.



Outside Space

The rear garden is mainly laid to lawn with a patio area, ideal for entertaining or relaxing. There is also a versatile outbuilding, fitted with lighting and laminate flooring, perfect as a home office, gym, or hobby space.

Location

Conveniently located near South Ruislip and Ruislip Manor, the property offers excellent transport links via Chiltern, Central, Metropolitan, and Piccadilly lines, and easy access to the A40 for routes into London and the Home Counties.

Nearby amenities include the Old Dairy complex (Asda, restaurants, cinema), highly regarded schools such as Queensmead and Deansfield, and a selection of local parks, making this home ideal for families.

Verified Material Information:

Energy Performance rating: D

Council tax band: D

Local Authority: London Borough of Hillingdon

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.





Exmouth Road, Ruislip, HA4

Approximate Area = 1271 sq ft / 118 sq m

Outbuilding = 227 sq ft / 21 sq m

Total = 1498 sq ft / 139 sq m

For identification only - Not to scale

