



LAWRENCE RAND

Collins Drive, Ruislip

In Excess of £600,000

KEY FEATURES:

- Chalet style semi detached bungalow
- Full width principal bedroom with Velux windows, eaves storage
- Spacious dual aspect reception/dining room
- Shaker style kitchen with breakfast bar
- Ground floor bedroom with fitted wardrobes
- Conservatory opening onto rear garden
- Off street parking

This bright and well maintained chalet style bungalow occupies a peaceful residential setting and offers over 1,230 sq ft of flexible living space across two floors, including outbuildings. With generous room proportions, a landscaped garden, and off street parking, the property presents a superb opportunity for downsizers, families, or those needing multi generational accommodation. The ground floor centres around a wide dual aspect reception and dining room (26'7 into bay x 12'7 max), filled with natural light and softened by warm neutral tones and carpet underfoot. A feature fireplace creates a cosy focal point, leading to the garden facing conservatory, perfect as a morning coffee spot or summer reading nook.

To the rear, the shaker style kitchen (17'5 x 9'1) is both practical and inviting, with timber cabinets, granite effect worktops, a mosaic tiled splashback, integrated breakfast bar and range cooker. There's ample space for cooking, casual dining, and garden access.



A smartly tiled family bathroom features a corner bath, electric shower unit, vanity basin, and WC, while the ground floor bedroom (12'2 x 11') enjoys fitted wardrobes and a front aspect outlook. Upstairs, the full width principal bedroom (19'11 x 15'4 max) is light filled with Velux windows, eaves storage.

The garden extends approximately 51'2 x 37'6 and includes a patio entertaining space, manicured lawn, mature palms, and two useful timber outbuildings. To the front, the block paved driveway accommodates off street parking.

Collins Drive is a sought-after residential road offering a quiet setting with excellent connectivity.

Verified Material Information:

Energy Performance rating: D

Council tax band: E

Local Authority: 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.

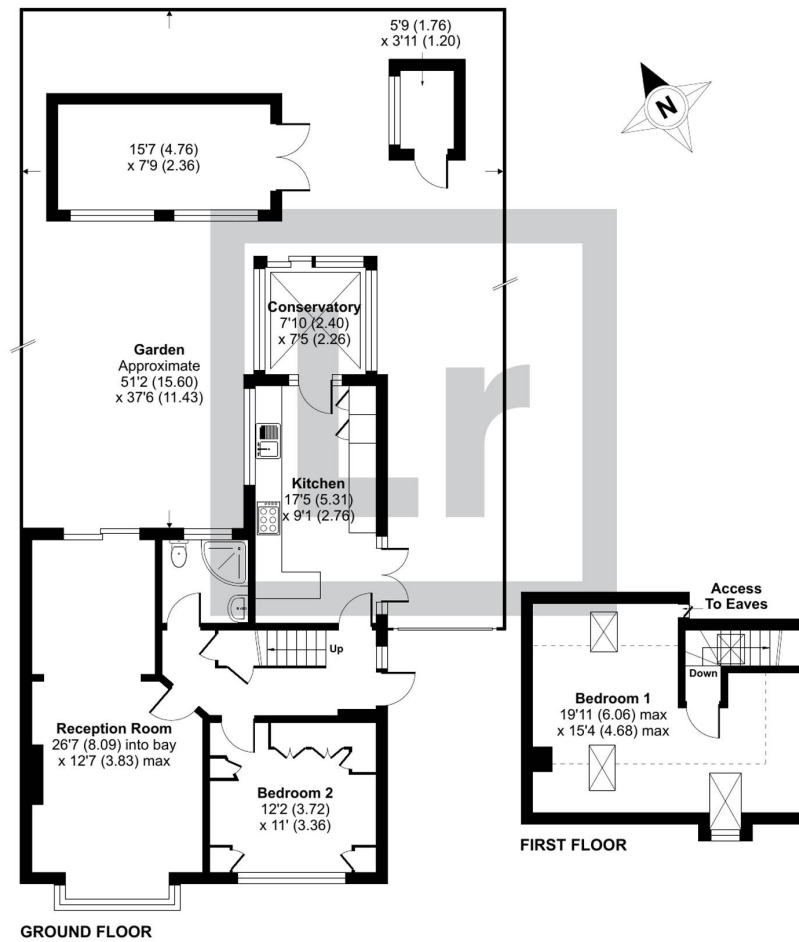




Collins Drive, Ruislip, HA4

Approximate Area = 973 sq ft / 90.4 sq m
Limited Use Area(s) = 114 sq ft / 10.6 sq m
Outbuildings = 144 sq ft / 13.4 sq m
Total = 1231 sq ft / 114.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1356893

Lawrence Rand

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