



LAWRENCE RAND

The Heights, Northolt

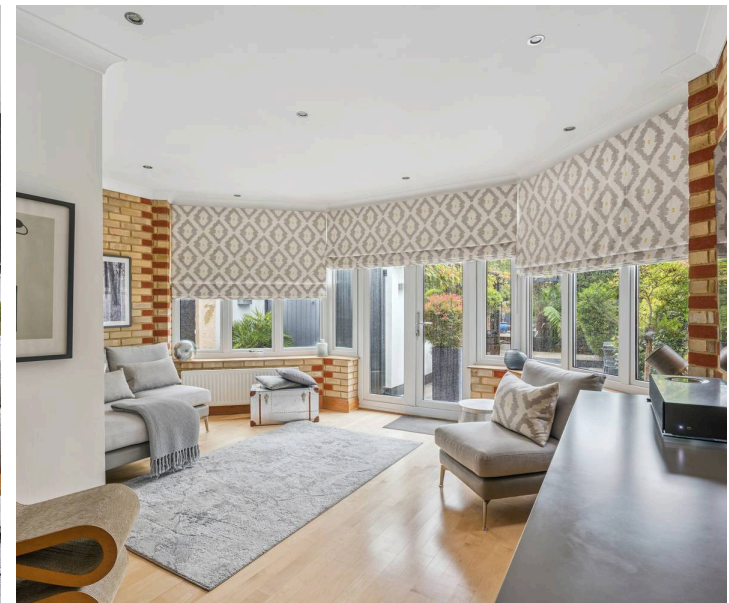
Offers in Region of **£600,000**

KEY FEATURES:

- Stylish three-bedroom semi-detached home
- Contemporary interiors with bespoke finishes
- Extended conservatory opening to landscaped garden
- Sleek fitted kitchen with integrated appliances
- Generous reception with bay window and feature fireplace
- Elegant bathroom with freestanding roll-top bath
- Garage and store room
- Attractive patio and raised deck entertaining zones
- Log cabin style garden room
- Two reception rooms

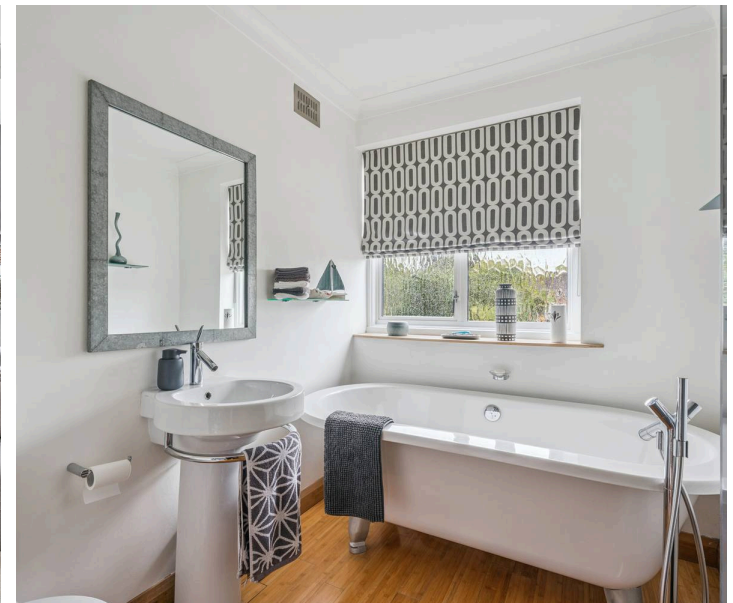
This stylishly appointed three bedroom semi detached home in Ruislip offers a wonderful blend of character and contemporary flair, ideally suited for family living and entertaining. Set behind a charming bay fronted façade with off-street parking, the house has been thoughtfully extended to provide spacious accommodation and beautifully landscaped outdoor zones.

The welcoming entrance hall leads into a bright front reception with striking bay window and feature fireplace, while to the rear, an extended conservatory offers superb versatility as a further lounge or entertaining space. This flows seamlessly into a dining area and modern fitted kitchen with shaker style cabinetry and stone worktops.



Upstairs, the principal bedroom includes full width sliding wardrobes and garden views, with two further bedrooms and a stylish bathroom featuring a freestanding tub and contemporary finishes.

Outside, the garden has been transformed into a peaceful retreat with patio, mature planting, and a raised deck area surrounding a beautiful log cabin style garden room. Ideal for a home office, gym, or studio, this outbuilding adds excellent lifestyle flexibility. A separate garage and store room provide further practical space.



Verified information

Tenure: Freehold

Council Tax Band: E

Local Authority: London Borough of Hillingdon

EPC Rating: D

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: Available – check providers for speed and coverage

Mobile Coverage: Good – indoor & outdoor (subject to provider)

Disclaimer:

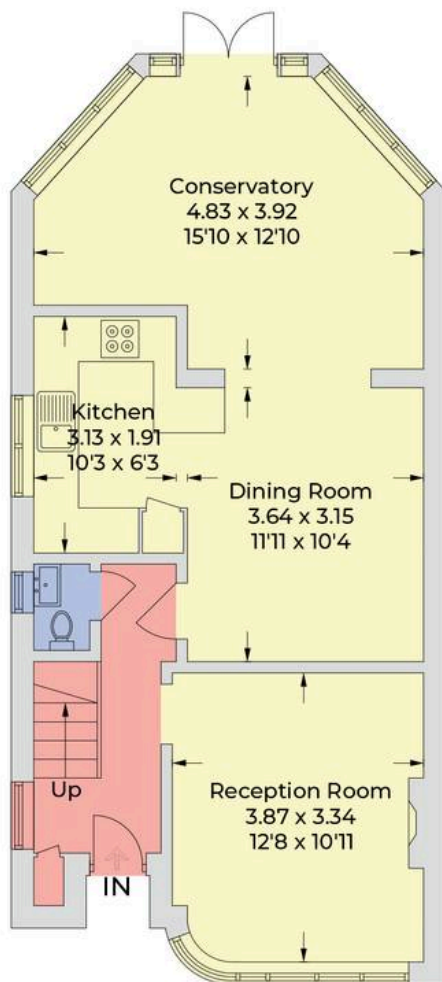
Lawrence Rand has made every effort to ensure the accuracy of these details. However, all measurements, distances, areas, and descriptions are approximate and for guidance only. Prospective purchasers should confirm all information themselves. This document does not constitute part of an offer or contract.



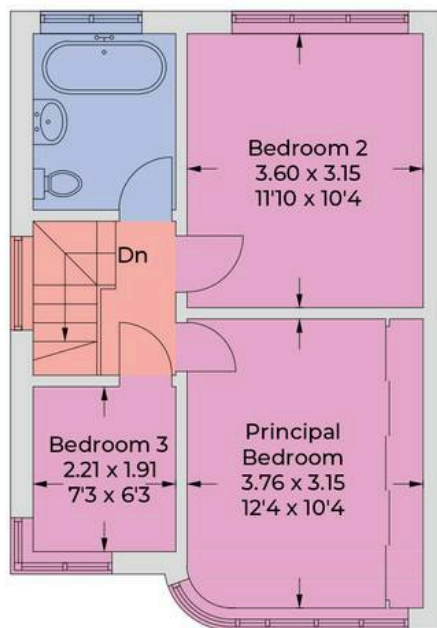


The Heights

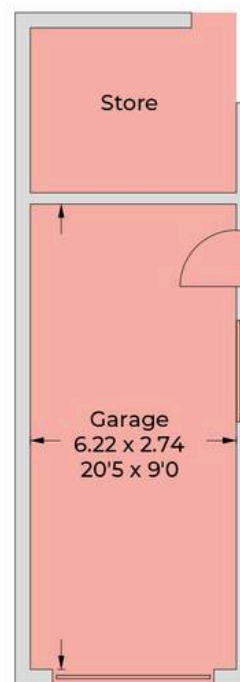
Approximate Gross Internal Area
Ground Floor = 56.6 sq m / 609 sq ft
First Floor = 38.2 sq m / 411 sq ft
Outbuildings = 47.8 sq m / 514 sq ft
(Including Garage)
Total = 142.6 sq m / 1,534 sq ft



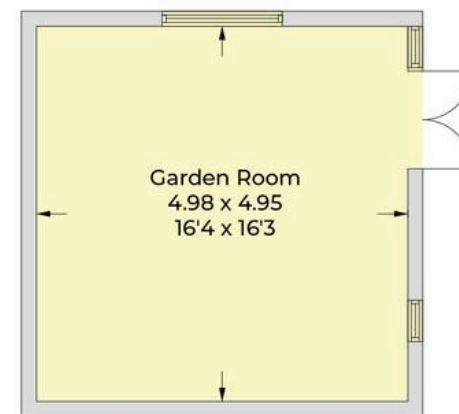
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Lawrence Rand



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/