



LAWRENCE RAND

Victoria Road, Ruislip

Guide Price **£600,000**

KEY FEATURES:

- Larger style 'Type A' three bedroom terraced home
- Bright through-lounge with bay window
- Separate fitted kitchen with utility room
- Ground floor shower room for added convenience
- Three generous bedrooms with good natural light
- Family bathroom and additional WC on first floor
- West-facing garden enjoying afternoon and evening sun
- Garage accessed via rear service road
- Short walk to Ruislip Manor and South Ruislip stations
- Within close proximity for highly regarded local schools

Ideally positioned for Ruislip Manor's bustling High Street and excellent transport connections, this larger-style three bedroom terraced home offers well balanced interiors, a west facing garden, and family friendly living across two floors.

The ground floor opens into a welcoming hallway leading to a bright through lounge with bay window and space for both living and dining zones. The fitted kitchen sits centrally and flows through to a practical utility room, which provides access to a ground floor shower room a convenient addition for family life or visiting guests.

Upstairs, the first floor landing leads to three comfortable bedrooms, each with generous proportions, alongside a family bathroom and a separate WC.



To the rear, the garden enjoys a west-facing orientation, catching the afternoon and evening sun, perfect for outdoor dining or relaxing after work. The garden also features a paved patio, lawn, and a garage accessible via a rear service road.

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:

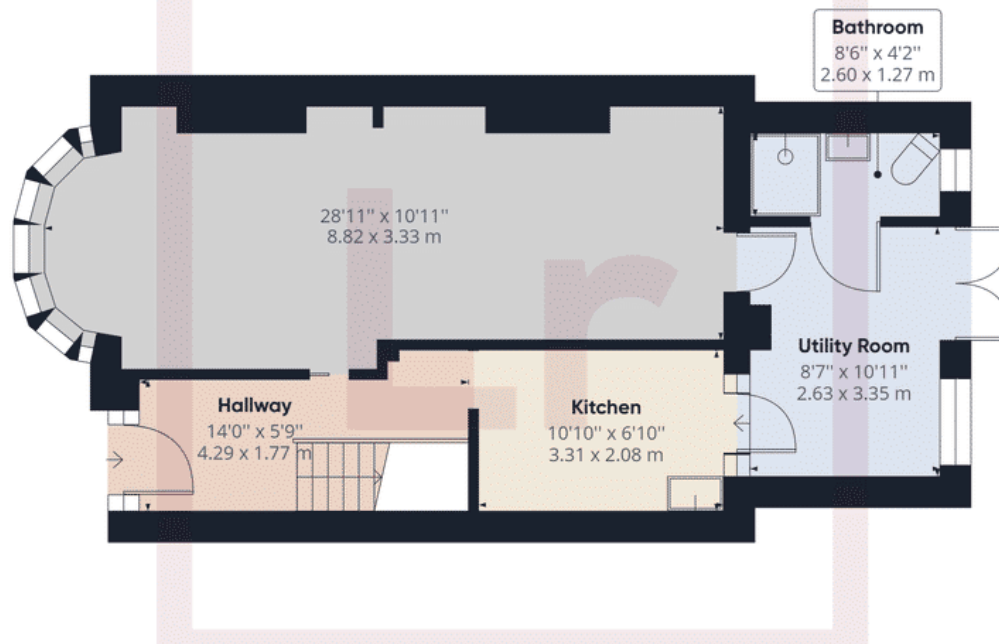
Broadband: FTTP (Fibre to the Premises)

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

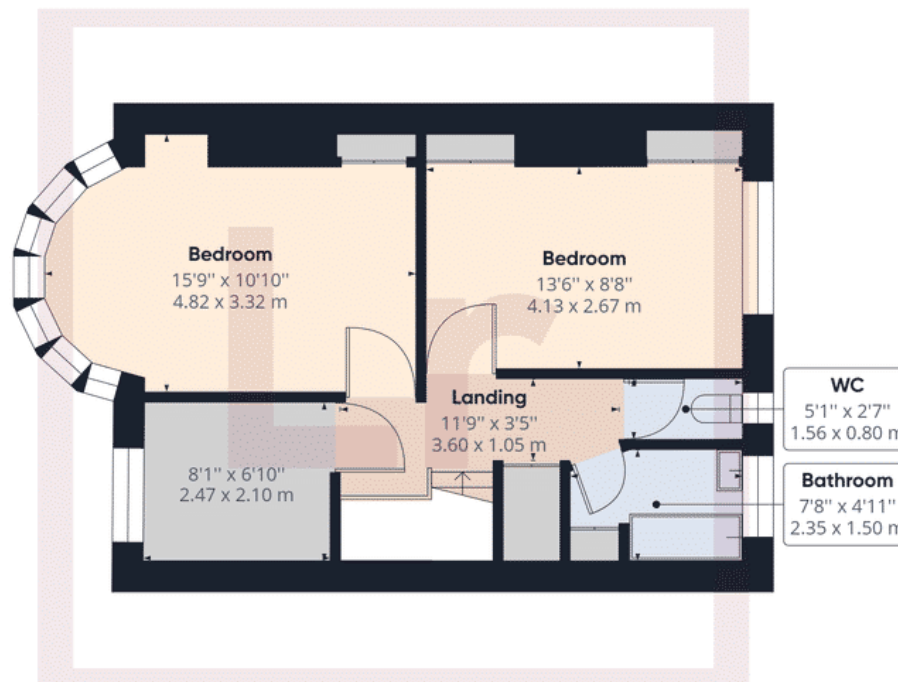
Disclaimer:

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

Approximate total area⁽¹⁾

1052.28 ft²

97.76 m²

(1) Excluding balconies and terraces

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



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