



**LAWRENCE RAND**

Herlwyn Avenue, Ruislip

£725,000





## Herlwyn Avenue

Ruislip, Ruislip

Well-presented 3-bed semi-detached house, ideal for families seeking space. Versatile through lounge dining room, kitchen/breakfast room, utility room. Generous garden and off-street parking with own drive to garage. Close to schools, amenities, and transport links. Move-in ready.

Council Tax band: E

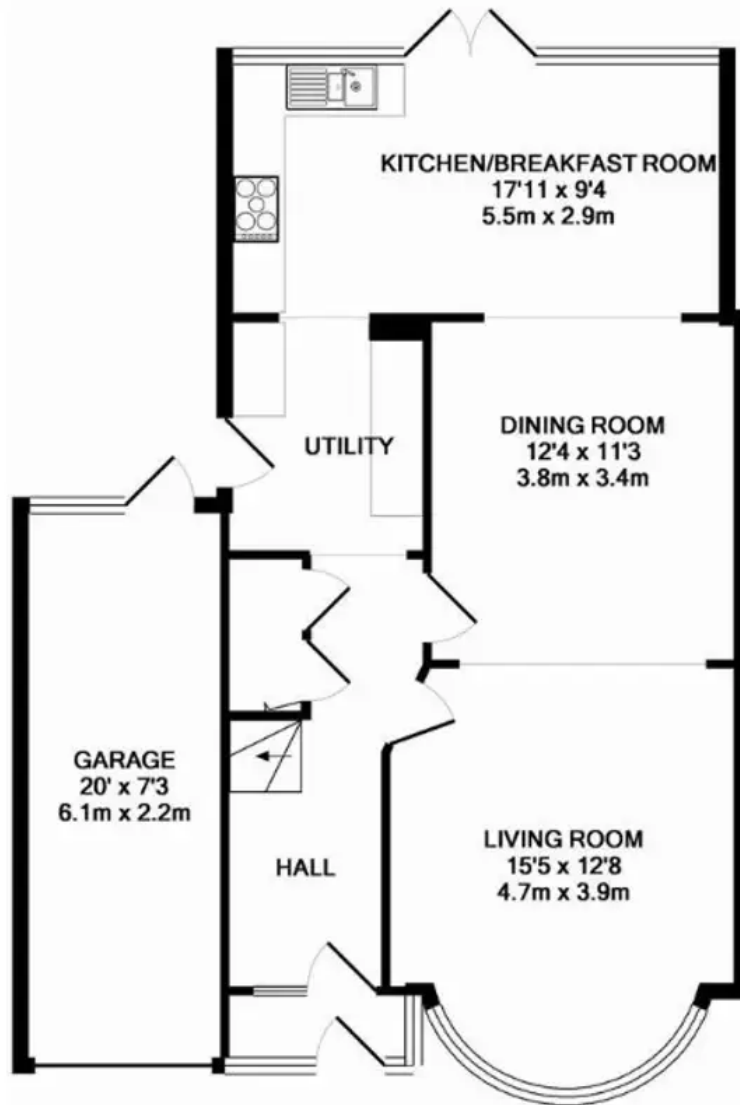
- Semi Detached House
- Three Bedrooms
- Utility Room
- Through Lounge Dining Room
- Generous Garden
- Off Street Parking
- Garage
- Ideally located for highly regarded schools
- Close to local amenities & transport links



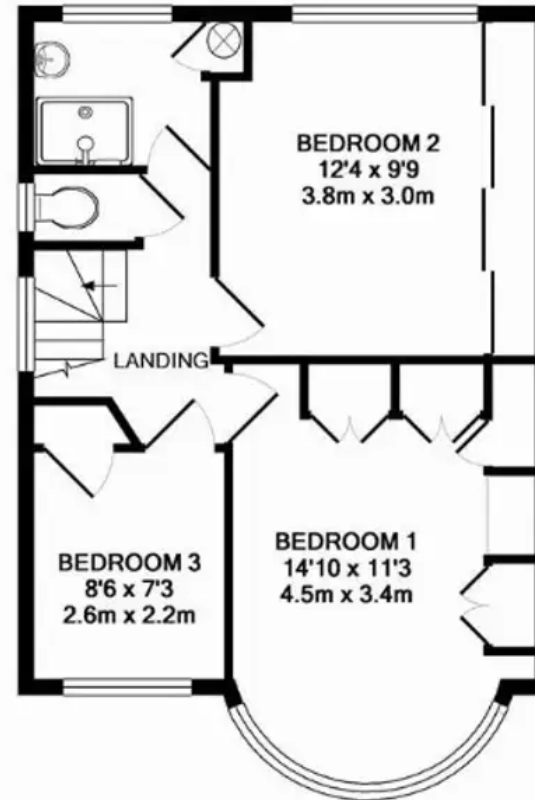








GROUND FLOOR  
APPROX. FLOOR  
AREA 801 SQ.FT.  
(74.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 471 SQ.FT.  
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2015





## Lawrence Rand

Lawrence Rand, 106 Victoria Road - HA4 0AL

01895 632211

[Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)



**LAWRENCE RAND**