



Whitby Road, Ruislip - HA4 9DR  
£550,000

**Lr** LAWRENCE RAND



## Key Features & Description

- Two Double Bedrooms
- Off Street Parking
- Garage
- Private Rear Garden
- Good School Catchments
- Potential To Extend Further STPP

A well-presented mid-terraced family home offering bright, spacious and extended living accommodation in a highly sought-after location.

The ground floor provides generous living space, ideal for modern family life, with an extended living area perfect for relaxing, dining, and entertaining. The property is in good condition throughout, allowing buyers to move straight in and enjoy.

Upstairs, there are two well-proportioned double bedrooms, offering comfortable and versatile accommodation.

Externally, the home benefits from off-street parking and a garage, adding valuable practicality and storage. Ideally positioned within walking distance of Metropolitan, Piccadilly, Central and Chiltern Line stations, it is perfect for commuters. The property also falls within the catchment area for excellent local schools, making it an ideal choice for families.

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## Nearest Stations

Ruislip Gardens - approx 0.6 miles  
South Ruislip Station- approx 0.7 miles  
Eastcote Station - approx 0.9 miles

## Verified Material Information:

Local: authority: Hillingdon  
Council tax band: D  
EPC Energy Efficiency Rating: D  
Freehold

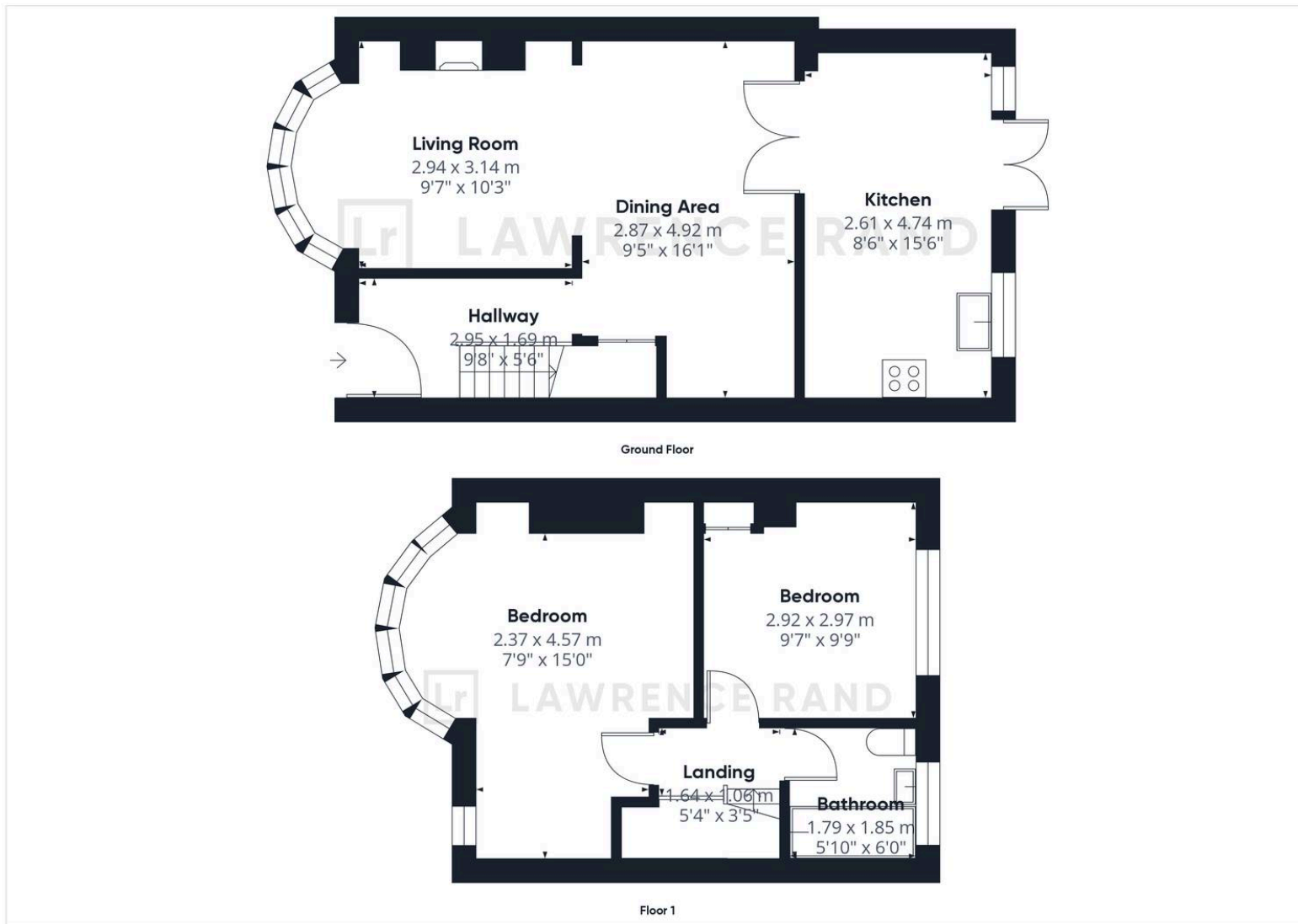
## Suppliers:

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





## Lawrence Rand

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