



Angus Drive, Ruislip - HA4 0RZ  
£675,000 | Freehold

 **LAWRENCE RAND**



## Key Features & Description

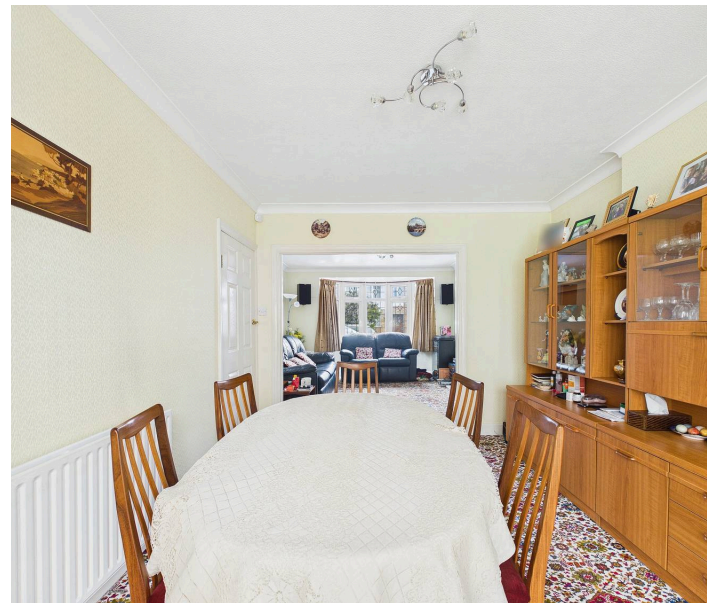
- Three Bedrooms
- Driveway
- Garage
- Detached
- Downstairs WC
- South facing garden

A well-presented three-bedroom detached family home offering spacious and versatile accommodation throughout. The property features a welcoming entrance hall leading to a bright and airy living room with a charming bay window, creating an ideal space for relaxing and entertaining. To the rear, there is a separate dining room which flows through to a delightful sunroom overlooking the garden, providing additional living space filled with natural light.

The property also benefits from a fitted kitchen with ample storage and workspace, along with a useful ground floor WC and internal access to the garage. Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, all arranged around a central landing. The layout provides comfortable accommodation suitable for families, couples, or those working from home.

Externally, the home benefits from a private rear garden, driveway parking, and an attached garage.

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## Nearest Stations

South Ruislip Station - approx 0.3 miles  
Ruislip Gardens Station - approx 0.9 miles  
Ruislip Manor Station - approx 1.2 miles

## Verified Material Information:

Council Tax band: F

EPC Energy Efficiency Rating: TCB

## Suppliers

Electricity supply: Mains,

Water supply: Mains water,

Sewerage: Mains

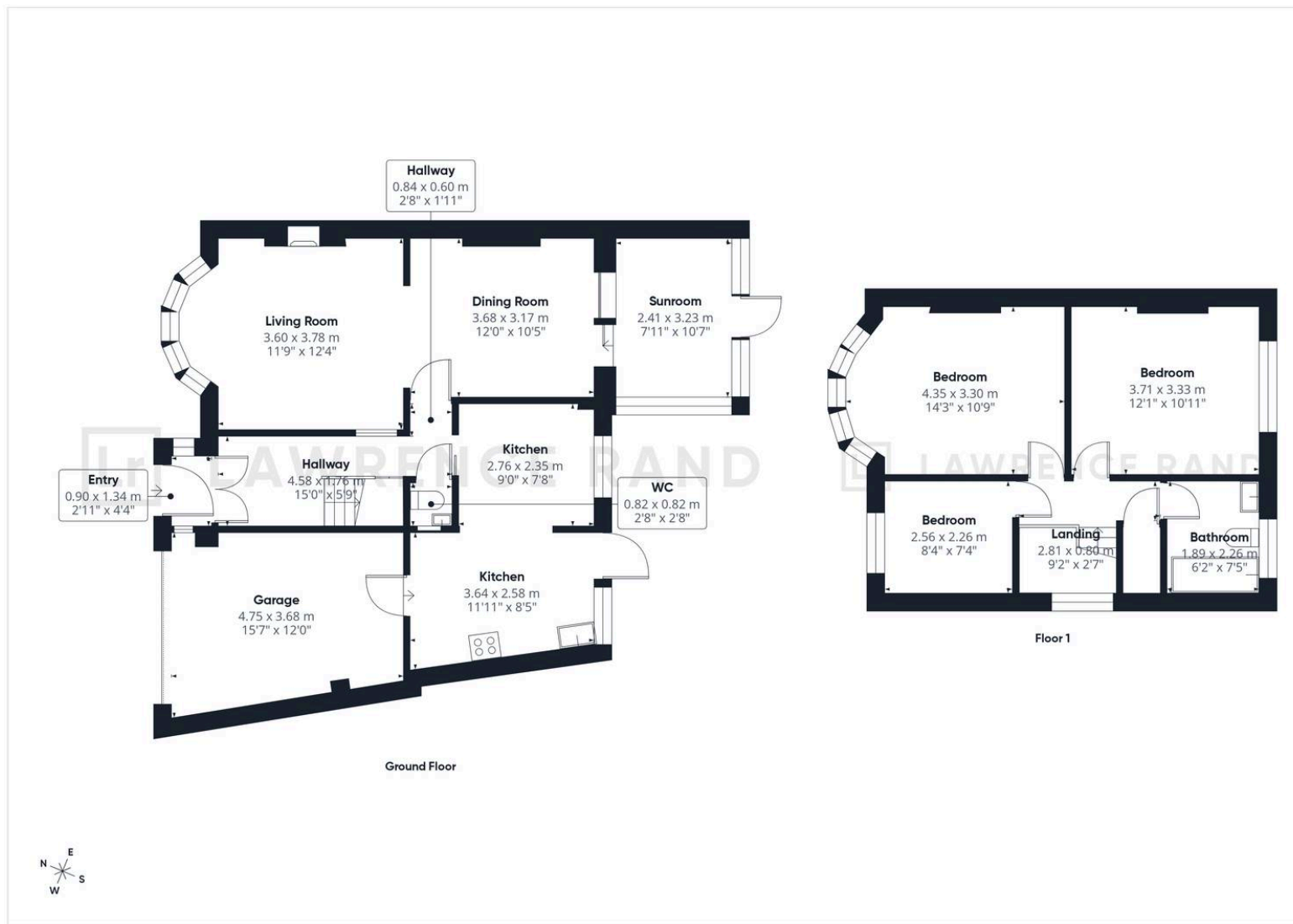
Heating: Gas central heating

## 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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