



Whitby Road, Ruislip – HA4 9DS

Guide Price **£620,000**



LAWRENCE RAND

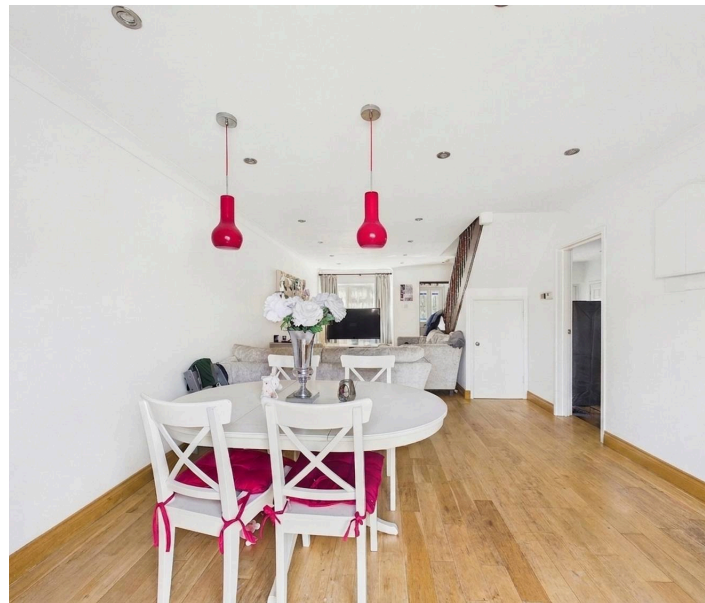


Key Features & Description

- Three Double Bedrooms
- Driveway Parking
- Ground Floor WC
- Garage Conversion
- Close To Local Station
- Semi Detached

Situated on the highly sought-after Whitby Road in Ruislip, this well-presented three-bedroom semi-detached family home is offered to the market **chain free**, providing an excellent opportunity for buyers looking for a smooth and straightforward purchase. The property is in good condition throughout and offers spacious and versatile accommodation. The ground floor benefits from a bright and welcoming reception room, a well-appointed separate kitchen and a garage conversion, creating valuable additional living space that can be used as a utility room, home office, or fourth bedroom, depending on individual requirements. A further benefit for the property is the guest wc on the ground floor. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from a private rear garden, ideal for entertaining and family enjoyment, together with off-street parking to the front. Whitby Road is conveniently located within easy reach of Ruislip's excellent range of shops, restaurants, highly regarded schools and transport links.

Presented with care by Lawrence Rand – helping you find the place you'll love to call home.





Nearest Station

Ruislip Gardens Station – approx 0.4 miles

South Ruislip Station – approx 0.6 miles

Ruislip Manor Underground Station –
approx 0.7 miles

Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: C

Suppliers:

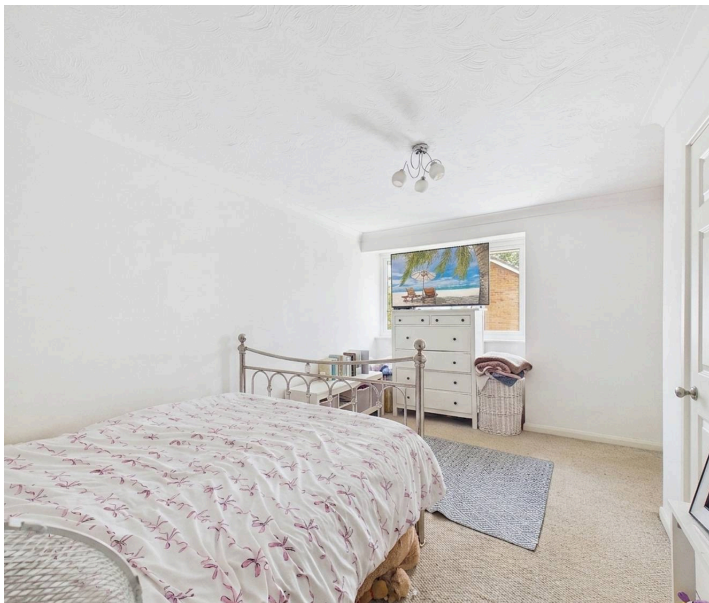
Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

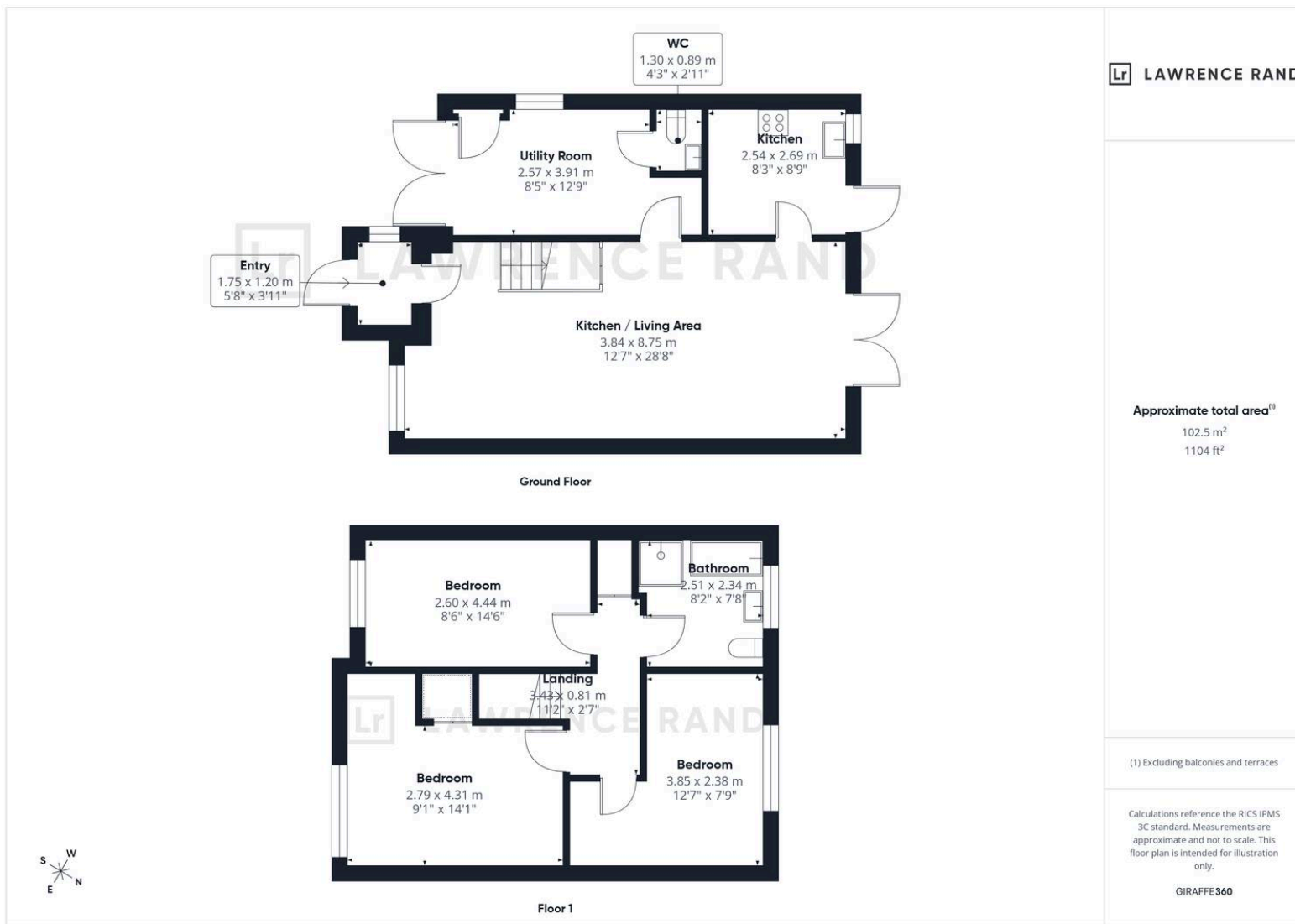
Heating: Gas central heating

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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