



Barnstaple Road, Ruislip – HA4 0UP

In Excess of **£565,000**|Freehold



LAWRENCE RAND



Key Features & Description

Ruislip, Ruislip

- Two Bedroom Terraced House
- Reception/Dining Room
- Fitted Kitchen/Breakfast Room
- Family Bathroom
- Off Street Parking
- Rear Garden
- Stunning Outbuilding

This beautifully presented two-bedroom mid-terrace B-type home offers comfort and convenience in excellent move-in condition. A front driveway leads into a bright open-plan reception area with engineered wood floors and a log burner, flowing seamlessly into the kitchen/breakfast space – ideal for modern living and entertaining.

Upstairs are two spacious double bedrooms and a well-appointed family bathroom.

The private rear garden includes a fully insulated outbuilding with underfloor heating, perfect as a home office, gym, or studio.

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





Nearest Stations

Ruislip Manor Station - Approx. 0.5 miles

Ruislip Station - Approx- 1 mile

South Ruislip Station - Approx 1.4 miles

The area is largely residential. There are also several green spaces nearby, such as Ruislip Woods and Ruislip Lido, which offer scenic walking routes, picnic spots, and recreational activities. It's generally quieter than more central parts of London, which makes it a popular area for families and professionals who want to live in a peaceful environment while still being close to London.

Verified Material Information

Council Tax band: D

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



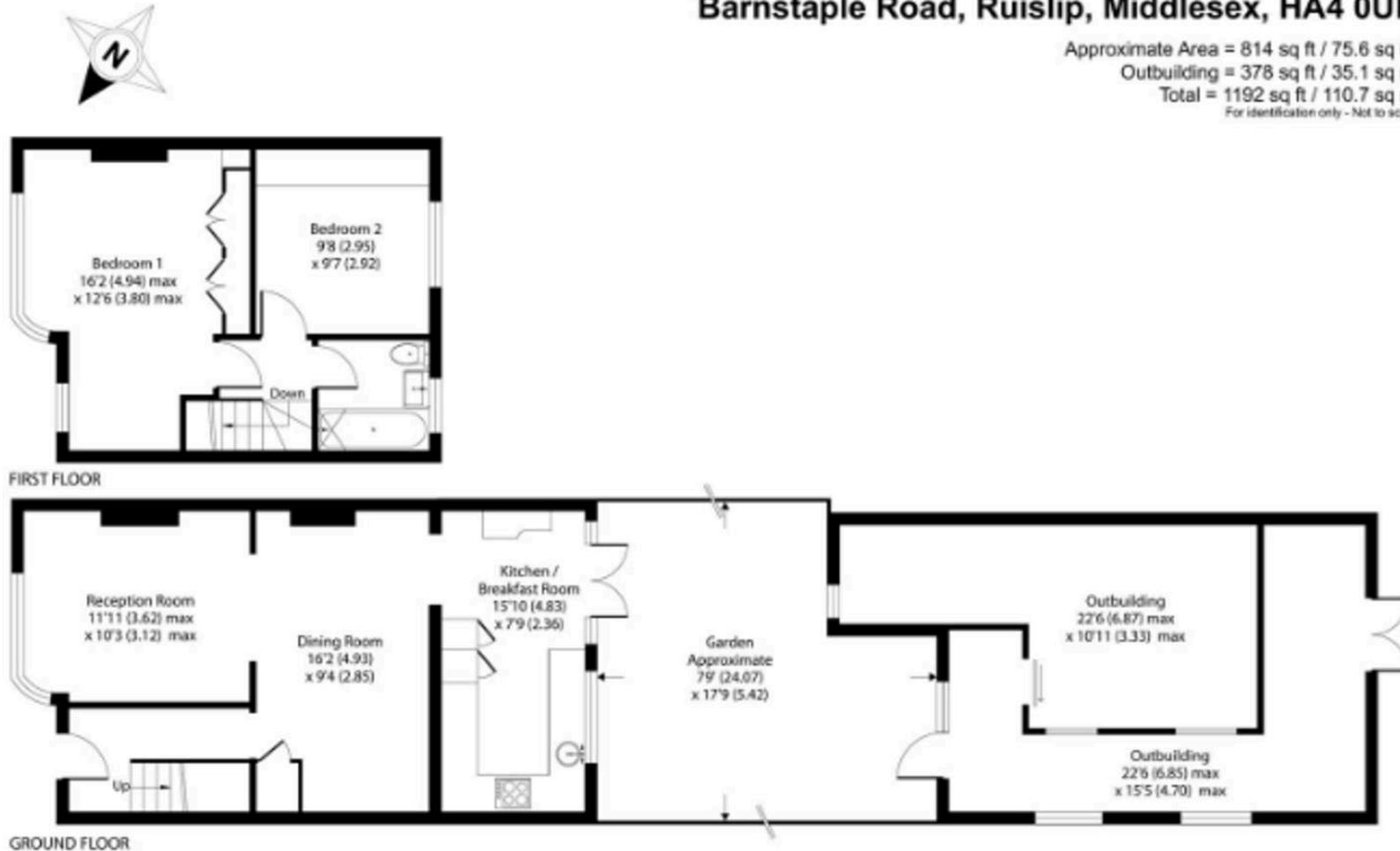
Barnstaple Road, Ruislip, Middlesex, HA4 0UP

Approximate Area = 814 sq ft / 75.6 sq m

Outbuilding = 378 sq ft / 35.1 sq m

Total = 1192 sq ft / 110.7 sq m

For identification only - Not to scale



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

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