



Coombe Drive, Ruislip - HA4 9TP
£600,000 | Freehold

Lr **LAWRENCE RAND**



Key Features & Description

- Three Bedrooms
- Semi Detached
- Driveway
- Ground Floor WC
- West Facing Garden
- No chain

This well-presented three-bedroom semi-detached home on Coombe Drive offers spacious and versatile accommodation. The ground floor features an entrance hallway, generous reception room, fitted kitchen with ample storage, guest WC, and a bright sunroom overlooking the rear garden.

Upstairs, there are three well-sized bedrooms, including two doubles, along with a family shower room. Offered to the market chain free, the property also provides excellent potential to update, personalise, or extend (subject to planning permission).

Ideally located in Ruislip, close to well-regarded schools, parks, shopping facilities, bus routes, and Underground stations with direct links to London, this home is well suited to families, first-time buyers, or investors.

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





Nearest Stations

Eastcote Station - approx 0.5 miles

Ruislip Manor - approx 0.7 miles

South Ruislip Station - approx 1 mile

Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: C

Suppliers

Electricity supply: Mains,

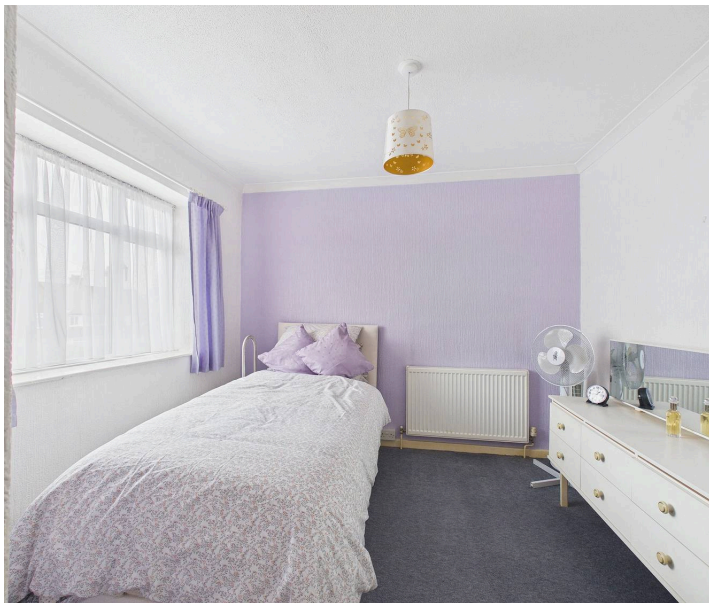
Water supply: Mains water,

Sewerage: Mains

Heating: Gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





Lawrence Rand
51 Victoria Road, Ruislip - HA4 9BH
01895 632211

sales@lawrence-rand.co.uk
www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.