



LAWRENCE RAND

Carmichael Close, Ruislip

Guide Price **£485,000**

KEY FEATURE:

- Peaceful residential cul-de-sac location
- Family bathroom plus ground floor W.C.
- Private rear garden with patio and lawn
- Double glazed windows
- Two allocated parking spaces
- Well presented two bedroom end of terrace home
- Bright reception room with access to the rear garden
- Separate kitchen/dining room ideal for family living
- Two generously sized double bedrooms
- Modern interiors and well-maintained throughout

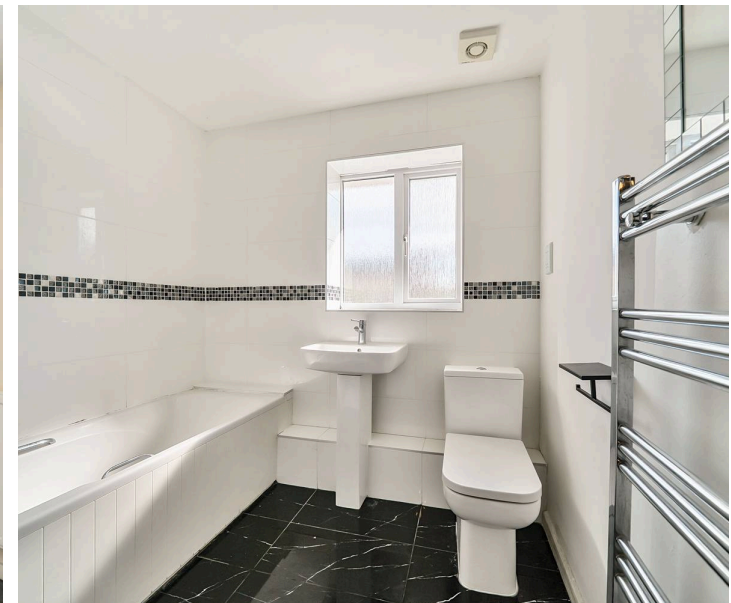
Situated in a quiet residential cul-de-sac, this well presented two bedroom end of terrace house offers modern living close to the excellent amenities and transport links of Ruislip Gardens.

This beautifully presented home offers spacious and versatile living, ideal for couples, small families, or investors.

The property comprises two generously sized double bedrooms, a bright and inviting reception room with direct access to a good sized rear garden, and a separate kitchen/diner.

Further features include a family bathroom on the first floor, an additional ground floor W.C, and two allocated parking spaces.

Conveniently located close to local amenities, with excellent transport links including Ruislip Station and South Ruislip (Central Line), this home combines comfort, practicality, and accessibility.



Location

Carmichael Close is within a short walk of Ruislip Gardens, where Central line services run into London in just thirty minutes. Metropolitan and Piccadilly line stations are also close by, offering excellent connectivity. For motorists, the A40, M40, and M25 are easily accessible, providing straightforward routes across London and beyond.

Verified Information:

Council tax band: D

Local authority: London Borough of Hillingdon

Tenure: Freehold (there is an annual management fee in the region of £600)

Energy Performance 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

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

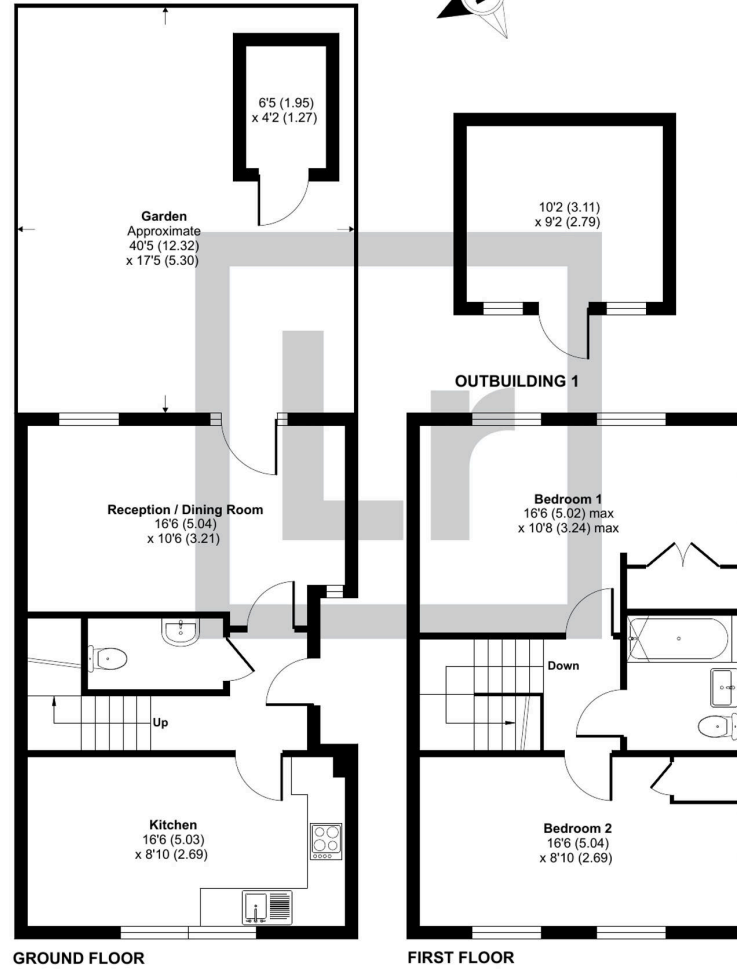




Carmichael Close, Ruislip, HA4

Approximate Area = 843 sq ft / 78.3 sq m
Outbuilding = 120 sq ft / 11.1 sq m
Total = 963 sq ft / 89.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Lawrence Rand. REF: 1340086

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/