



Larne Road, Ruislip – HA4 8DR
£900,000 | Freehold



LAWRENCE RAND



Key Features & Description

- Detached bungalow
- Four Double-bedrooms
- Two bathrooms
- Large South-West facing garden
- Conservatory
- Garage and driveway parking

Situated on this popular residential road is this well-presented four double-bedroom two-bathroom extended detached bungalow with a large South-West facing garden.

This attractive property, situated on one of Ruislip's sought after roads offers generous living space and a practical family layout. The ground floor features a spacious reception/dining room leading into a conservatory with lovely views over the garden. A well appointed kitchen with granite worktops opening to the garden, and the convenience of a utility room. There are also two double-bedrooms and a shower-room.

To the first floor are a landing area and two well proportioned bedrooms and a shower-room.

To the front of the property is off street parking and garage with ample parking and to the rear is a a beautifully maintained 100' ear garden with a lawn, patio, and mature planting provides the perfect setting for relaxing and entertaining.

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Verified Material Information:

Council Tax band: F

EPC Energy Efficiency Rating: D

Suppliers:

Electricity supply: Mains,

Water supply: Mains water,

Sewerage: Mains

Heating: Gas central heating

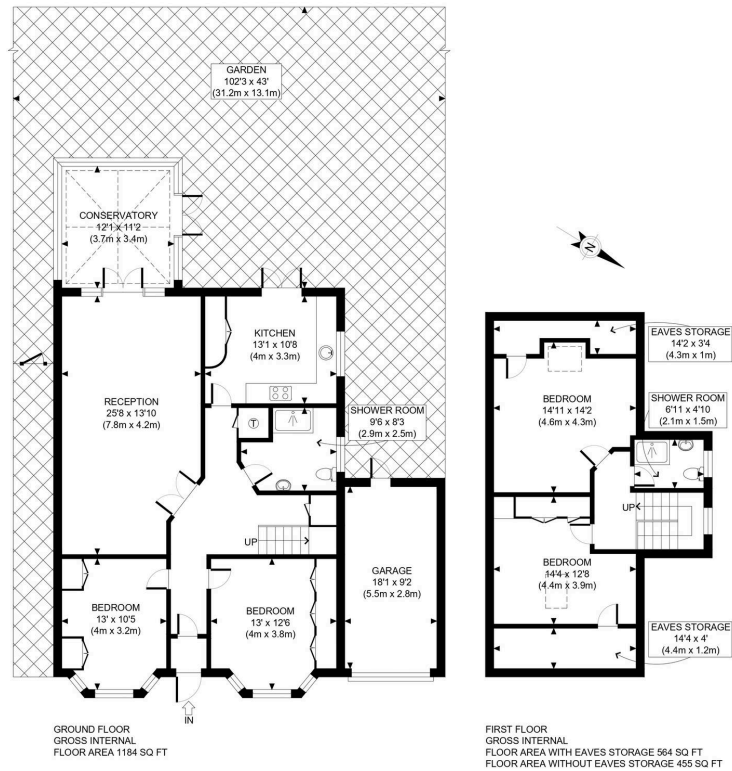
Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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

Larne Road is a quiet residential road, this property enjoys a prime location just moments from Ruislip High Street and Ruislip Manor, both offering an array of stylish cafés, restaurants, shops, and excellent transport links. Ruislip Underground Station (Metropolitan and Piccadilly lines) sits at the end of the High Street, while West Ruislip Station (Central Line and National Rail) is also within easy walking distance. For motorists, the A40, M40, and M25 are easily accessible, providing convenient connections into London and the Home Counties. Families will appreciate the catchment area for highly regarded local schools, including BWI, Whiteheath, Sacred Heart, and Bishop Ramsey.





APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE/EAVES STORAGE: 1814 SQ FT/ 178 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/EAVES STORAGE: 1639 SQ FT/ 152 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

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