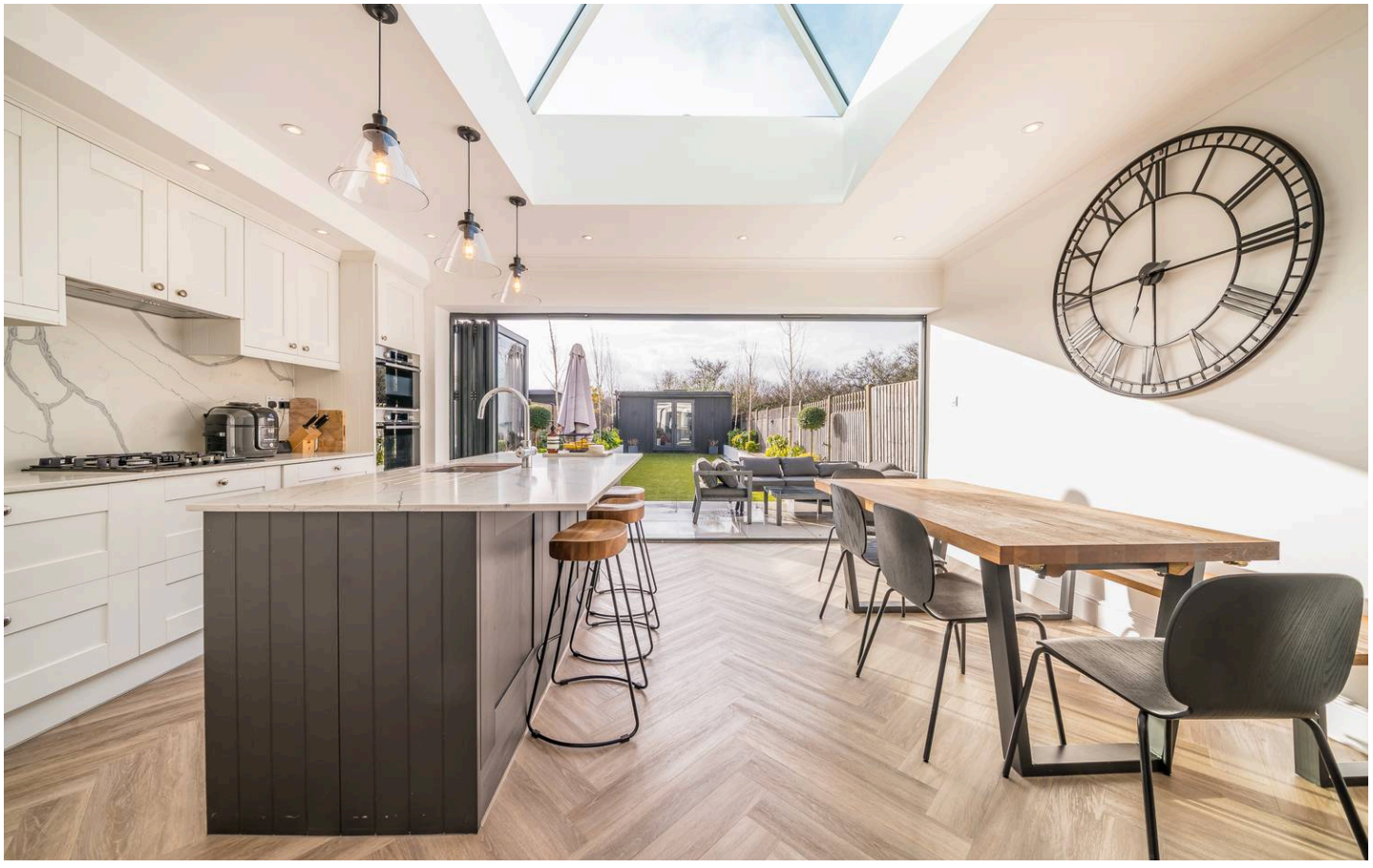


Stafford Road, Ruislip - HA4 6PB

£725,000 | Freehold

LAWRENCE RAND







Key Features & Description

- Driveway Parking
- Ground Floor Extension With Under Floor Heating
- Loft Conversion
- Ground Floor Wc
- Open Plan Kitchen Living Room
- Outbuilding For An At Home Office Or Gym
- Well Presented Garden

This beautifully presented four-bedroom terraced property is offered in immaculate condition throughout and benefits from both a rear extension and loft conversion. The ground floor comprises an entrance hallway with a convenient downstairs WC, leading through to a spacious open-plan living area and extended kitchen, which also benefits from a separate utility area. The first floor offers well-proportioned bedrooms and a family bathroom, whilst the loft conversion provides an additional bedroom and en-suite.

The property is within easy reach of Ruislip Gardens Underground Station, providing Central Line connections into Central London. A range of local shops, amenities and schools are nearby, including Ruislip Gardens Primary School and Ruislip High School within walking distance. The area also benefits from nearby green spaces, making it an ideal setting for those seeking a well-connected yet peaceful residential location.

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







Nearest Stations

Ruislip Gardens Station – approx. 0.4 miles

Ruislip Station – approx. 0.8 miles

Ickenham Station– approx. 0.9 miles

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



Total area (approx.): 123.7 sq. m (1331.5 sq. ft)
(Excluding Outbuilding & Eaves)
Outbuilding area (approx.): 16.3 sq. m (175.4 sq. ft)

Lawrence Rand

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