



**Bideford Road, Ruislip – HA4 0UB**

In Excess of **£450,000**



**LAWRENCE RAND**



## Key Features & Description

- Two-bedroom mid-terrace home with great potential
- Large open-plan reception and dining space
- Principal bedroom with fitted wardrobes and bay window
- Traditional galley kitchen with rear access
- Classic bathroom with pink suite and overhead shower
- Off-street parking on block-paved driveway
- Substantial outbuilding ideal for storage or home office

• Opportunity to refurbish or extend (STPP)  
A fantastic opportunity to acquire a two-bedroom mid-terrace home with scope to modernise and extend, ideally located close to Ruislip's amenities, schools, and transport links. The property features a welcoming hallway leading to a bright 21ft open-plan reception/dining room with a bay window, fireplace, and patio doors to the rear garden. The adjoining galley kitchen overlooks the garden with direct outside access. Upstairs offers a spacious principal bedroom with bay window and fitted wardrobes, a second double bedroom with garden views, and a family bathroom. Further benefits include a detached rear garage accessed via a service road and off-street parking to the front.

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### Nearest Stations

South Ruislip Station- Approx 0.4 Miles  
Ruislip Gardens Station - Approx 0.6 Miles  
Ruislip Manor Station - Approx 1 Mile

### Verified Information:

Council Tax band: D  
EPC Energy Efficiency Rating: D

### Suppliers:

Electricity supply: Mains, Water supply:  
Mainswater, 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





## Lawrence Rand

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