



**Brixham Crescent, Ruislip - HA4 8TU**

Guide Price £575,000 | Freehold



**LAWRENCE RAND**



## Key Features & Description

- Two bedroom terraced house
- Through lounge/dining room
- Modern newly fitted kitchen
- Family bathroom
- Well maintained garden with outbuilding/garden office
- Driveway

This beautifully presented extended two-bedroom mid-terrace home is located on a sought-after road in the heart of Ruislip Manor, just a short walk from the High Street and excellent transport links.

The property features a bright entrance hallway leading to a spacious open-plan lounge/dining room, finished in stylish neutral tones with wood flooring throughout. The lounge boasts a charming bay window and exposed brick feature wall, while the dining area flows through an elegant archway. A recently fitted kitchen offers sleek white wall and base units with an integrated oven and hob. The ground floor also benefits from a guest cloakroom and separate utility area.

Upstairs are two generous double bedrooms, including a principal bedroom with a large bay window, along with a contemporary fully tiled family bathroom with bath, overhead shower, vanity basin, and WC.

The low-maintenance rear garden includes decking, an astro-turfed lawn, and an insulated outbuilding/garden office with soundproof plasterboard and air conditioning, ideal for home working or leisure use. To the front is a paved driveway providing off-street parking.

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### Nearest Stations

Ruislip Manor – approx. 380 yards

Ruislip – approx – 0.6 miles

Ruislip Gardens – approx 0.9 miles

### Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: C

London Borough Of Hillingdon

### 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





# Lawrence Rand

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