

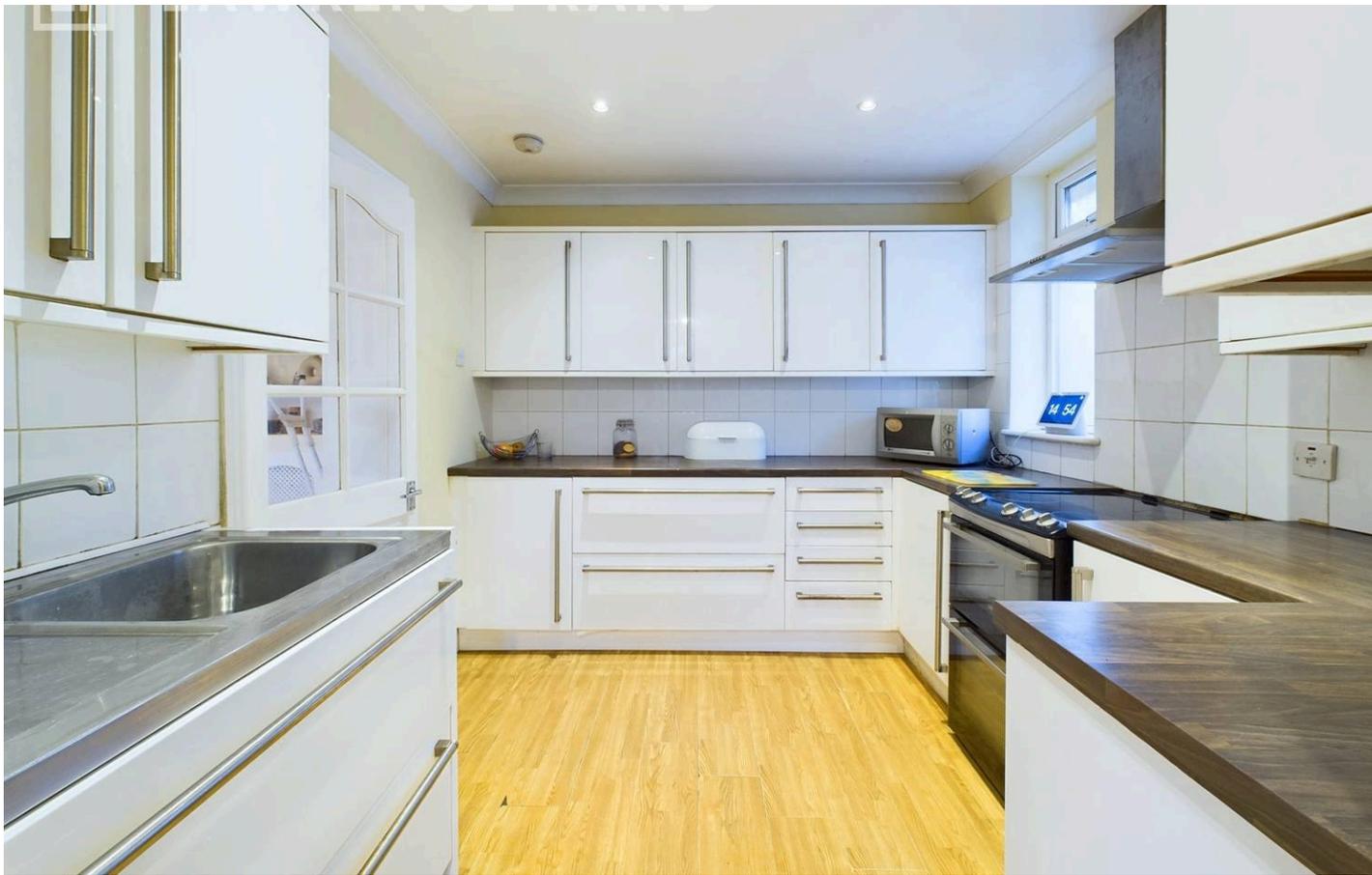


**Crosier Way, Ruislip - HA4 6HF**

Guide Price **£725,000**



**LAWRENCE RAND**



## Key Features & Description

- Four bedrooms
- Two bathrooms
- Extended
- Quiet road

A four bedroom, two bathroom semi-detached bungalow situated on this quiet residential road. The property offers bright and spacious living accommodation over two floors.

Accommodation comprises of; entrance hallway, front reception with feature fire-place rear reception overlooking garden, dining area, kitchen, shower-room, study and bedroom with stairs leading to first floor with landing area and doors to two bedrooms and bathroom.

To the front is off street parking for two cars and shared driveway to garage.

Perfectly positioned just moments from Ruislip High Street with its trendy eateries, restaurants and transport connections

(Piccadilly/Metropolitan lines and Ruislip Gardens (Central Line/Br Connection).

Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the Home Counties. Within the catchment area of several highly regarded schools including Sacred Heart.

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





## Ruislip, Ruislip

South Ruislip Station - approx 0.4 miles

Ruislip Station- approx 0.38 miles

Ruislip Station - approx 0.6 miles

### Verified Material Information:

Local authority: Hillingdon

Council tax band: E

Freehold

EPC: 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





# Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[sales@lawrence-rand.co.uk](mailto:sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.