



Whitby Road, Ruislip – HA4 9DR

Offers in Region of **£525,000**



LAWRENCE RAND



Key Features & Description

- Two Double Bedrooms
- Off Street Parking
- Garage
- Private Rear Garden
- Good School Catchments
- Potential To Extend Further STPP

A well-presented mid-terraced family home offering bright, spacious and extended living accommodation in a highly sought-after location.

The ground floor provides generous living space, ideal for modern family life, with an extended living area perfect for relaxing, dining, and entertaining. The property is in good condition throughout, allowing buyers to move straight in and enjoy.

Upstairs, there are two well-proportioned double bedrooms, offering comfortable and versatile accommodation.

Externally, the home benefits from off-street parking and a garage, adding valuable practicality and storage. Ideally positioned within walking distance of Metropolitan, Piccadilly, Central and Chiltern Line stations, it is perfect for commuters. The property also falls within the catchment area for excellent local schools, making it an ideal choice for families.

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





Nearest Stations

Ruislip Gardens - approx 0.6 miles
 South Ruislip Station- approx 0.7 miles
 Eastcote Station - approx 0.9 miles

Verified Material Information:

Local: authority: Hillingdon
 Council tax band: D
 EPC Energy Efficiency Rating: D
 Freehold

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





Ground Floor



Floor 1

Lawrence Rand

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