



Angus Drive, Ruislip – HA4 0RZ  
£700,000 | Freehold

 **LAWRENCE RAND**



## 55 Angus Drive

### Key Features & Description

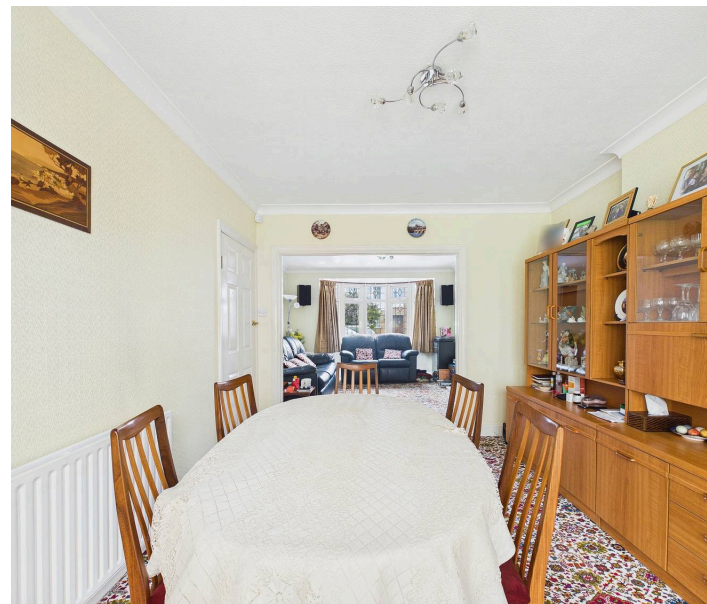
- Three Bedrooms
- Driveway
- Garage
- Detached
- Downstairs WC
- South facing garden

A well-presented three-bedroom detached family home offering spacious and versatile accommodation throughout. The property features a welcoming entrance hall leading to a bright and airy living room with a charming bay window, creating an ideal space for relaxing and entertaining. To the rear, there is a separate dining room which flows through to a delightful sunroom overlooking the garden, providing additional living space filled with natural light.

The property also benefits from a fitted kitchen with ample storage and workspace, along with a useful ground floor WC and internal access to the garage. Upstairs, the first floor offers three well-proportioned bedrooms and a family bathroom, all arranged around a central landing. The layout provides comfortable accommodation suitable for families, couples, or those working from home.

Externally, the home benefits from a private rear garden, driveway parking, and an attached garage.

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





## Nearest Stations

South Ruislip Station - approx 0.3 miles  
Ruislip Gardens Station - approx 0.9 miles  
Ruislip Manor Station - approx 1.2 miles

## Verified Material Information:

Council Tax band: F

EPC Energy Efficiency Rating: TCB

## Suppliers

Electricity supply: Mains,

Water supply: Mains water,

Sewerage: Mains

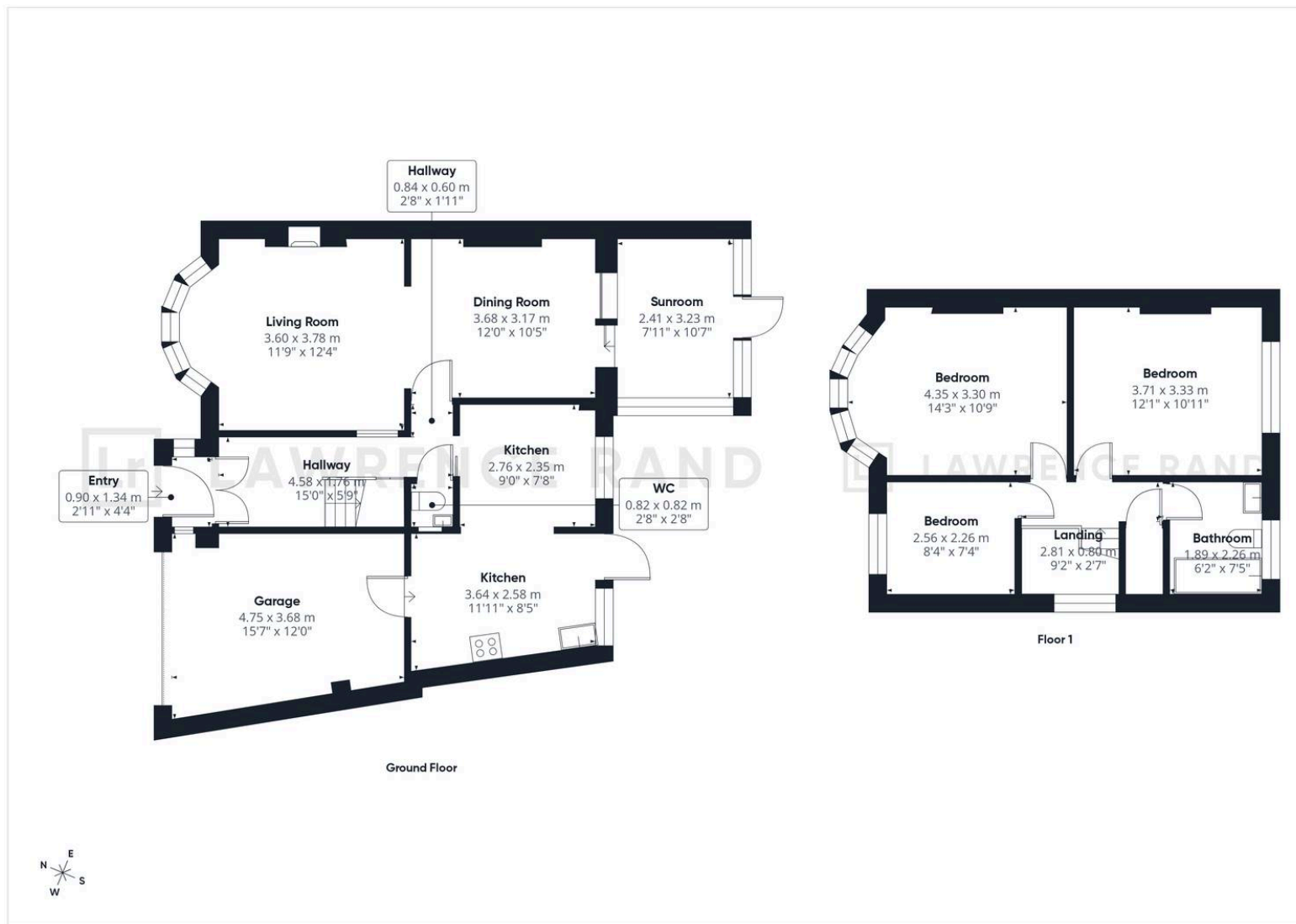
Heating: Gas central heating

## 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.