



**Victoria Road, Ruislip, HA4 9DF**

In Excess of **£450,000 | Freehold**



**LAWRENCE RAND**



## Key Features & Description:

- Two bedroom end of terrace house
- One bathroom
- Needs some general updating & modernisation
- Reception room
- Separate kitchen
- Garage to rear (accessed via gated service road)
- No upper chain

Located in the heart of Ruislip Manor this two-bedroom end-of-terrace home is offered with no upper chain. A fantastic opportunity to create a modern, personalised living space. With its versatile layout and untapped potential, it's perfect for first-time buyers, investors, or anyone looking to upsize or downsize.

The welcoming reception room is ideal for relaxing or entertaining, while the separate kitchen offers plenty of space to reimagine for contemporary living. Upstairs, two bright bedrooms provide restful retreats and flexible options as guest rooms, a home office, or a nursery, complemented by a family bathroom.

Outside, there is a garage to the rear, accessed via a gated service road, offers secure parking or valuable storage. The property would benefit from updating throughout, presenting a blank canvas for buyers to design a home to their tastes.

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**Nearest Stations & Location:**

Ruislip Manor Station – 0.31 miles

Ruislip Gardens Station – 0.5 miles

Ruislip Station – 0.66 miles

Victoria Road is a residential road, conveniently located for the local amenities of Ruislip Manor shops and transport links,

Metropolitan/Piccadilly tube line. For the motorist the A40/M25 is a short drive away. For families this property is within the catchment of a number of highly regarded local schools (Ruislip High and Lady Bankes Infant and Juniors), with the open fields of Ruislip Rugby Fields and Bessingby Park just a 5 minute walk away.

**Verified Material Information:**

Council Tax band: D

Local Authority: London Borough of Hillingdon

**Suppliers:**

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

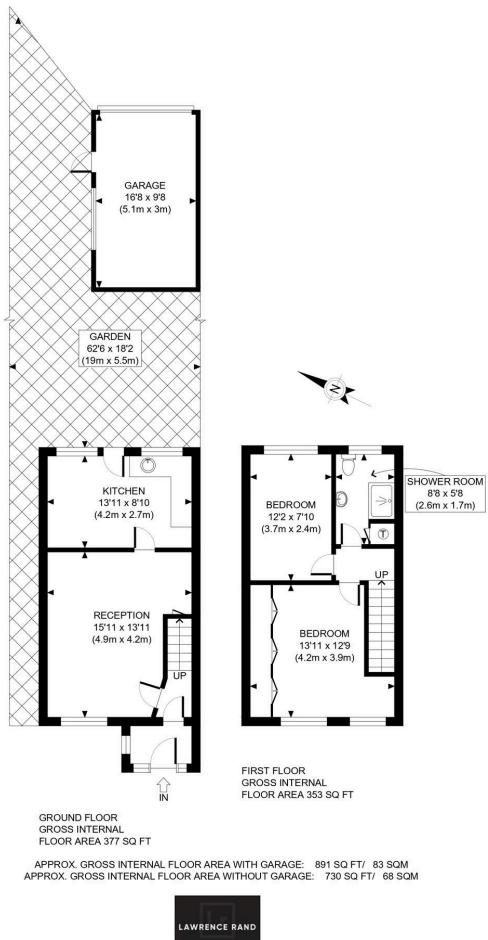
Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE – Excellent





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