



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.

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







### **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 Banks 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:**

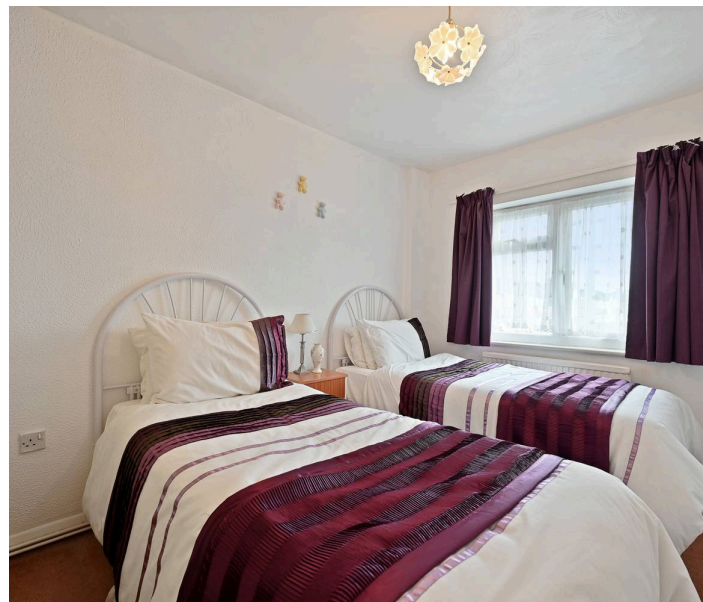
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

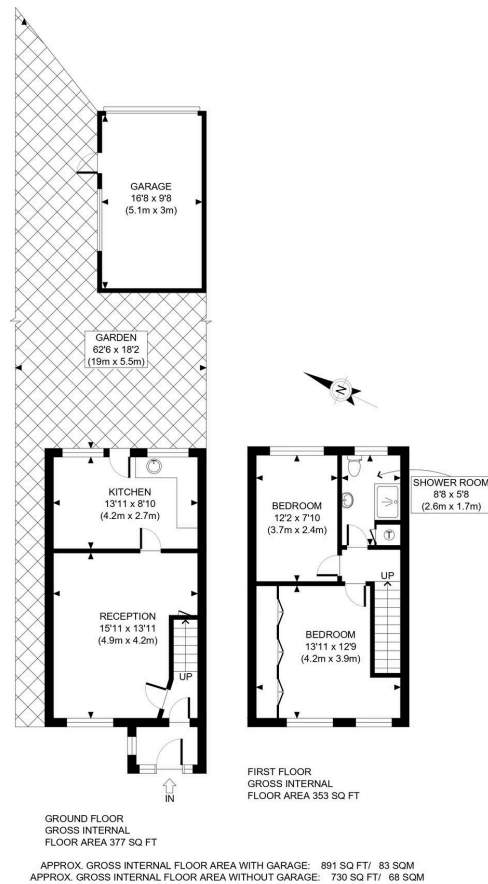
Heating: Gas central heating

### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

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





This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

**Lawrence Rand**  
 51 Victoria Road, Ruislip - HA4 9BH  
 01895 632211  
 Sales@lawrence-rand.co.uk  
 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.