



**Linden Close, Ruislip, HA4 8TN**

**In Excess of £700,000 | Freehold**



**LAWRENCE RAND**



## Key Features & Description

- Four bedroom end of terrace family house
- Two receptions
- Two bathrooms
- Utility room & Study
- Well presented throughout
- Sought after location
- Outbuilding with full electric

Set in a highly sought-after location, this beautifully presented four-bedroom end-of-terrace family home offers flexible, light-filled living ideal for modern life. A welcoming entrance hall leads to two stylish reception rooms, perfect for entertaining or relaxing with family, while the modern open-plan family kitchen with breakfast bar forms the heart of the home, complemented by a separate utility room for added practicality. A dedicated study makes working from home easy, and four generous bedrooms provide comfortable spaces for everyone, with the principal bedroom offering a calm and spacious retreat. Two contemporary bathrooms add everyday convenience. Outside, an outbuilding with electricity offers excellent versatility, ideal as a home gym, studio or storage. Positioned in a friendly neighbourhood close to excellent schools, shops, restaurants, parks and transport links, this move-in-ready home combines comfort, space and location perfectly.

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### **Nearest Stations**

Ruislip Manor Station – 0.2 miles

Ruislip Gardens Station – 0.5 miles

Ruislip Station – 0.62 mile

### **Additional Information**

Council Tax band: E

EPC Energy Efficiency Rating: D

### **Suppliers**

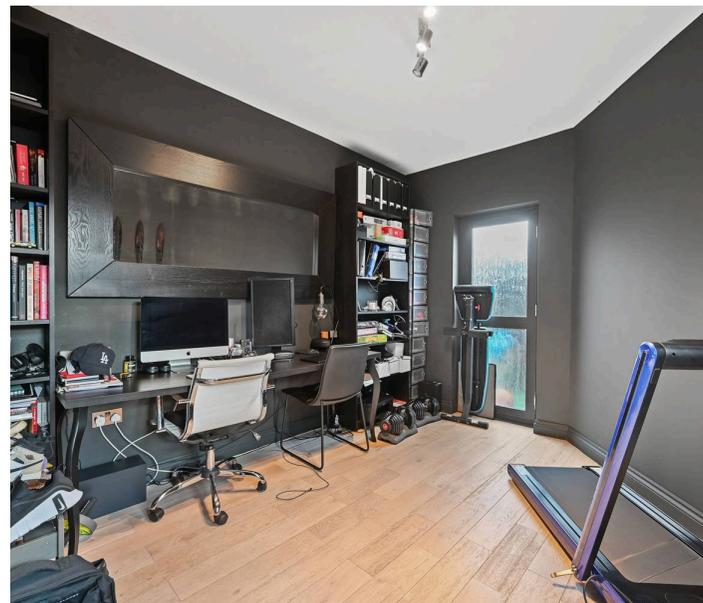
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

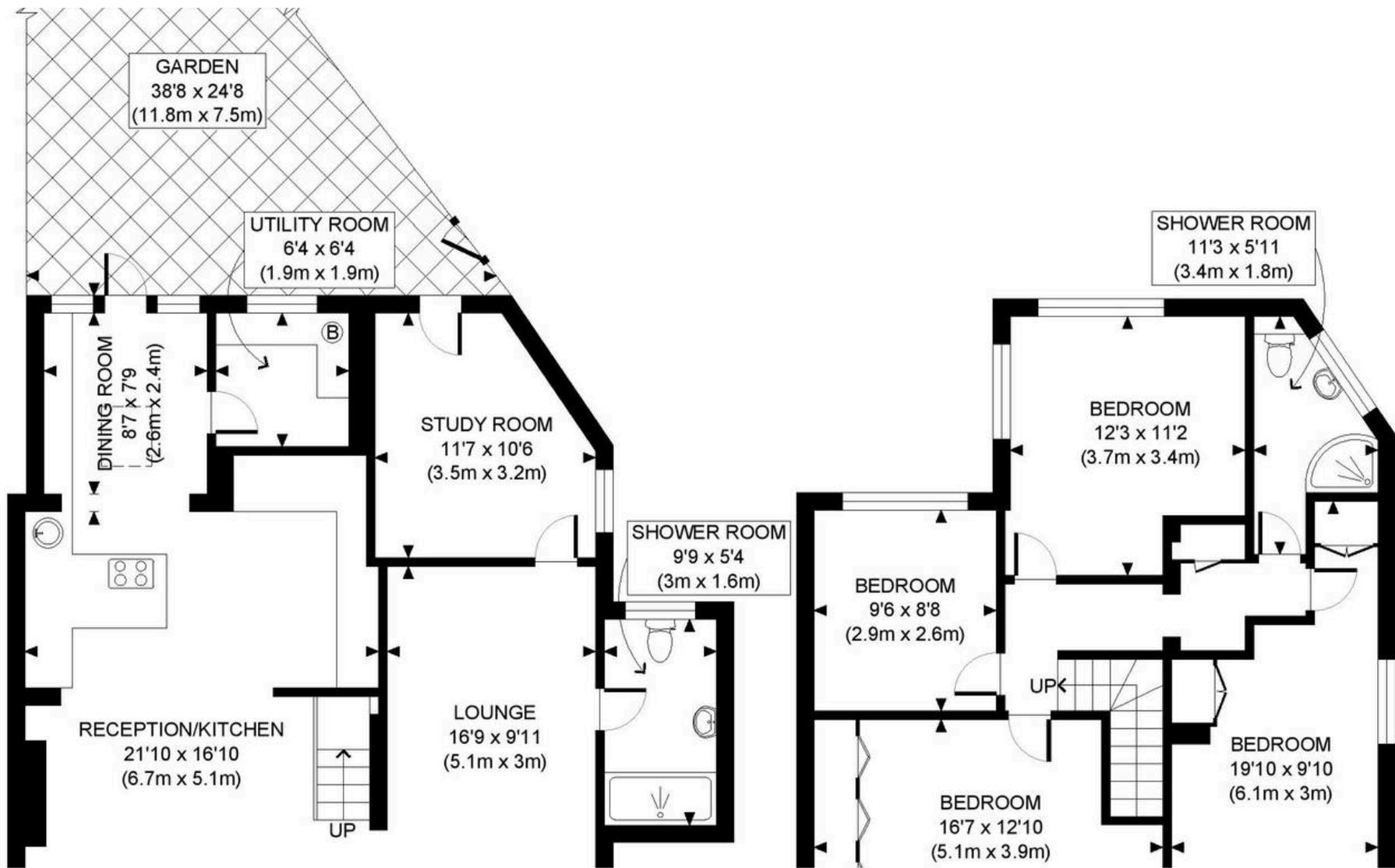
Heating: Gas central heating

### **Broadband & mobile coverage**

Broadband: FTTP (Fibre to the Premises)

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





## Lawrence Rand

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