



Stafford Road, Ruislip - HA4 6PJ  
£525,000 | Freehold

 **LAWRENCE RAND**



## Key Features & Description

- Three bedroom end of terrace house
- Well presented throughout with a well equipped kitchen
- Well tendered garden with outbuilding
- Driveway providing off street parking
- Close proximity to Ruislip Gardens station & amenities

This well-presented and generously proportioned family home offers comfortable and practical living throughout. The dining room flows seamlessly into a well-equipped kitchen with integrated oven, hob and extractor, ample storage and direct access to the rear garden. A guest cloakroom completes the ground floor. Upstairs are three well-proportioned bedrooms and a modern, fully tiled family bathroom.

The rear garden provides an excellent space for relaxation and entertaining, featuring a patio area, lawn with pathway and a substantial outbuilding with potential for use as a home office or gym. To the front, a paved driveway offers off-street parking for two vehicles.

Ideally located on Stafford Road, the property is close to local shops, highly regarded schools and transport links, including Ruislip Gardens Station (Central Line), with easy access to the A40 for commuters.

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### **Nearest Stations**

Ruislip Gardens – 0.5 miles (Central Line)

Ruislip – 0.7 miles (Met & Piccadilly Lines)

Ruislip Manor – 1.0 mile (Met & Piccadilly Lines)

### **Verified Material Information**

Local Authority: London Borough of Hillingdon

Council tax band: D

Energy Performance 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





Ground Floor



Floor 1

## Lawrence Rand

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