West Mead, Ruislip, HA4 0TW

In Excess of **Guide Price £550,000| Freehold**

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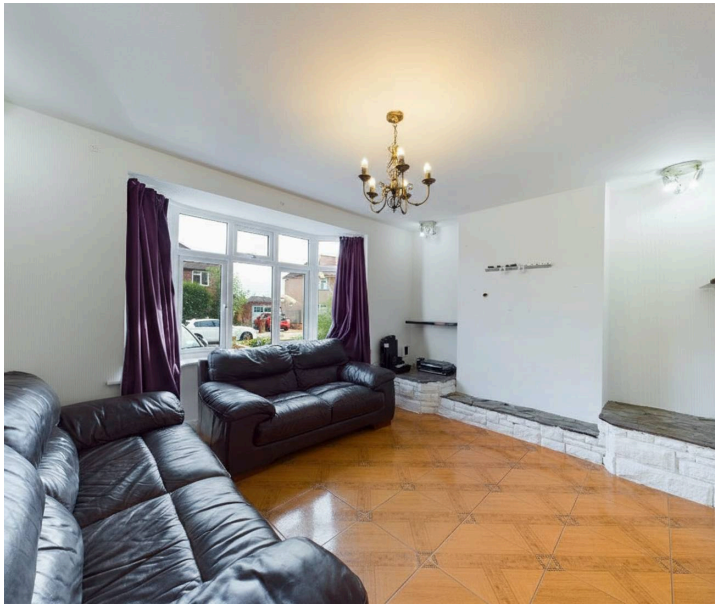
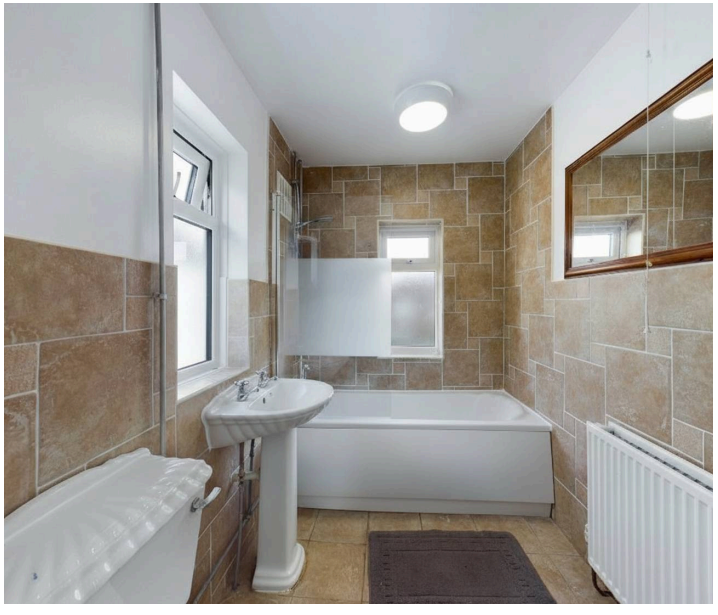


Key Features & Description:

- Three bedroom semi detached family home
- Modern family bathroom
- Large rear garden
- Garage & off street parking
- Sought after road in the heart of South Ruislip
- No upper chain

This generously sized three-bedroom semi-detached home is perfect for a growing family looking for comfort, space and convenience in the heart of South Ruislip. You are welcomed by a bright and inviting entrance hallway leading through to a spacious lounge, ideal for relaxing evenings. The separate dining room is perfect for family meals and entertaining, featuring French doors that open directly onto the rear garden, flooding the space with natural light and creating a seamless indoor-outdoor flow. The fitted kitchen offers ample storage with a range of wall and base units, along with convenient access to the garden. Upstairs, the home continues to impress with a light-filled master bedroom and two further well-proportioned bedrooms, providing flexible space for children, guests or a home office. A modern family bathroom completes the first floor. Outside, the private rear garden offers a great space for children to play, summer barbecues or simply relaxing outdoors. To the front, a shared driveway leads to a separate garage, providing useful parking and storage.

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



Nearest Stations & Location:

South Ruislip South Ruislip Station – 0.6 miles

Ruislip Gardens – 0.9 miles

Eastcote – 0.9 miles

Situated on one of the areas most sought after roads, West Mead is perfectly positioned just moments from the areas shopping and transport facilities (Central Line/Chiltern Line). Alternatively, for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties.

Verified Material Information:

Council Tax band: E, London Borough of Hillingdon

EPC Energy Efficiency Rating: D

Suppliers:

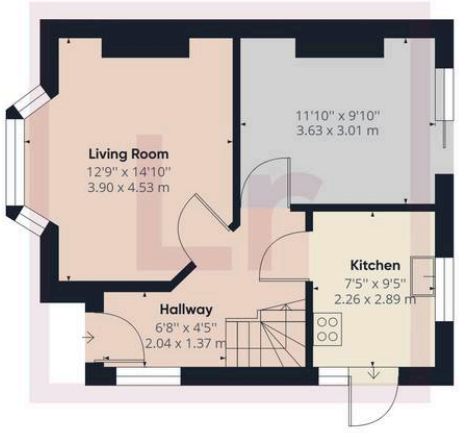
Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

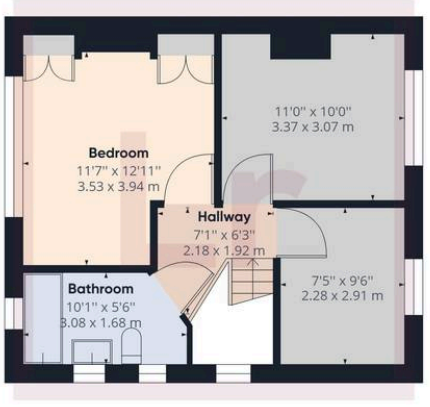
Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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



Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

847.93 ft²

78.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk
www.lawrence-rand.co.uk

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