

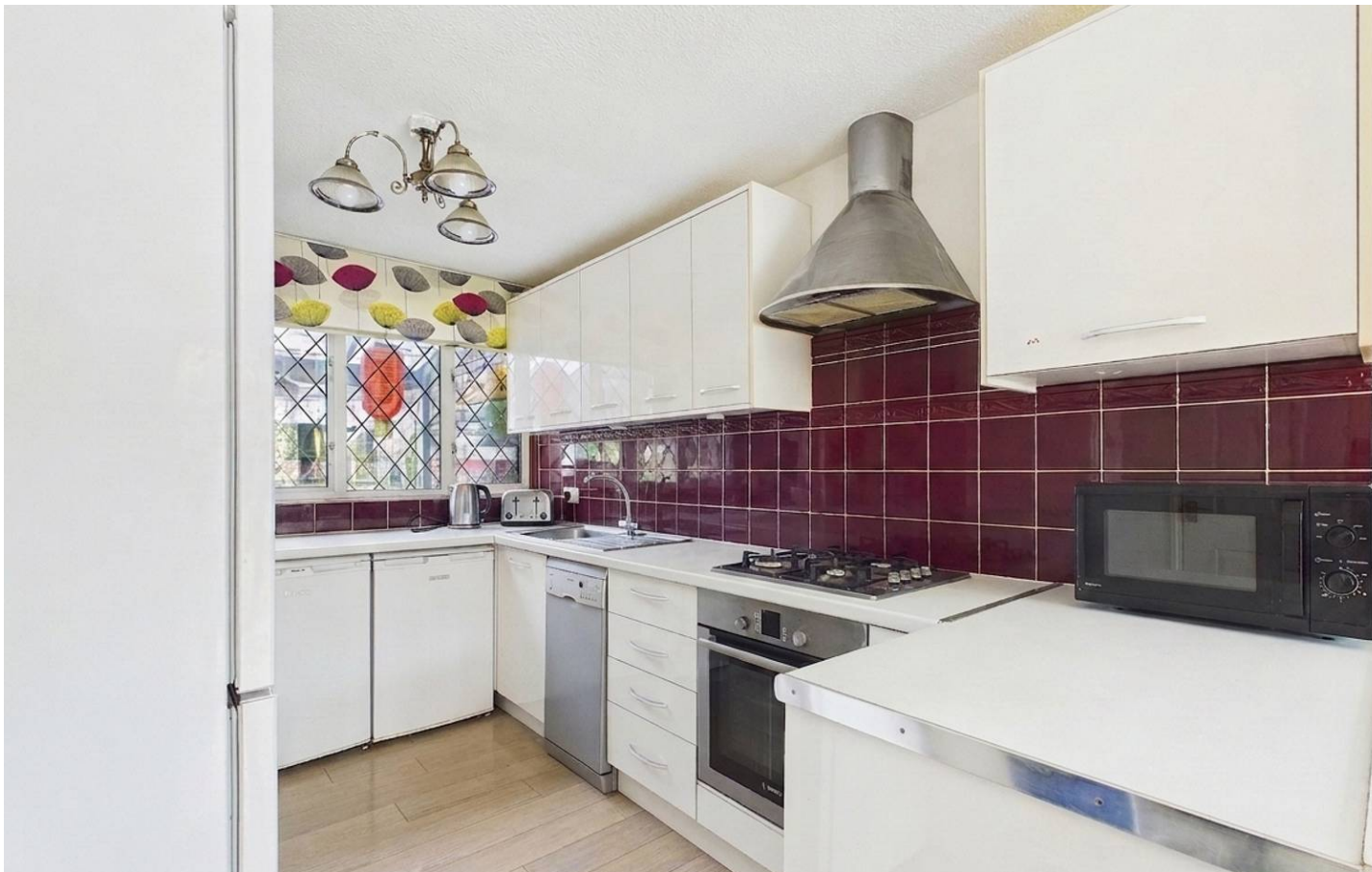


Brickett Close, Ruislip – HA4 7YE

Guide Price £475,000 | Freehold



LAWRENCE RAND



Key Features & Description

- Three Bedrooms
- Open Plan Living/ Kitchen/Diner
- Rear Garden
- End of terrace
- No chain
- Parking On The Road
- Freehold
- Downstairs WC and Separate Family Bathroom
- New Combi Boiler (fitted within last 2 years)
- Wrap-Around Rear & Side Garden

This well-presented three-bedroom end-of-terrace home on Brickett Close offers spacious and comfortable accommodation across two floors.

The property opens into a welcoming hallway with a useful storage area and guest cloakroom. The bright and airy ground floor boasts an open-plan layout with attractive wood flooring throughout, ideal for modern living, dining, and entertaining. The fitted kitchen offers a range of wall and base units, ample work surfaces, and space for appliances. The lounge area features a charming fireplace, while the dining area has patio doors leading to the rear garden.

The first floor comprises three well-proportioned bedrooms and a family bathroom.

Ideally situated within a fifteen-minute walk of Ruislip High Street, with easy access to a variety of shops, restaurants, and local amenities. Excellent transport links are available via local bus routes and Ruislip tube station, offering Metropolitan and Piccadilly line services into Central London. Highly regarded schools, local woodlands, and recreational playing fields are also nearby.

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





Nearest Stations

West Ruislip Station – approx 1.1 miles

Ruislip Station – approx 1.3 miles

Ruislip Manor Station – approx 1.4 miles away

Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: D

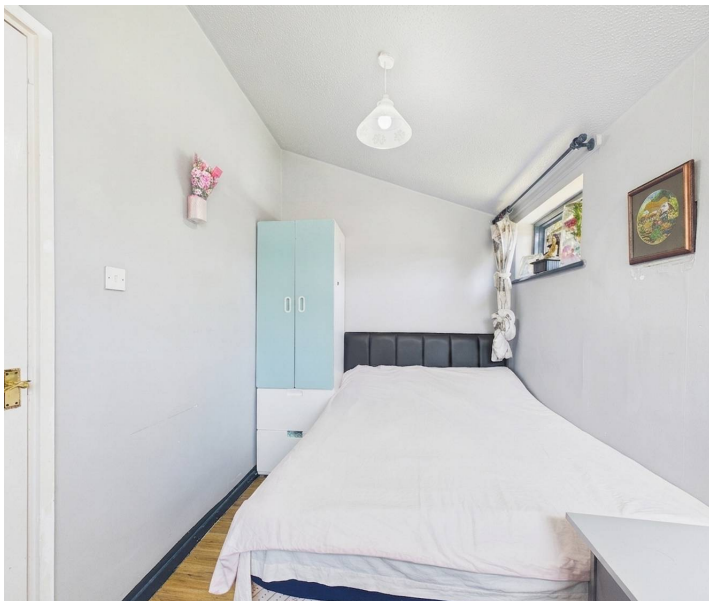
Suppliers

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

Heating: Gas central heating

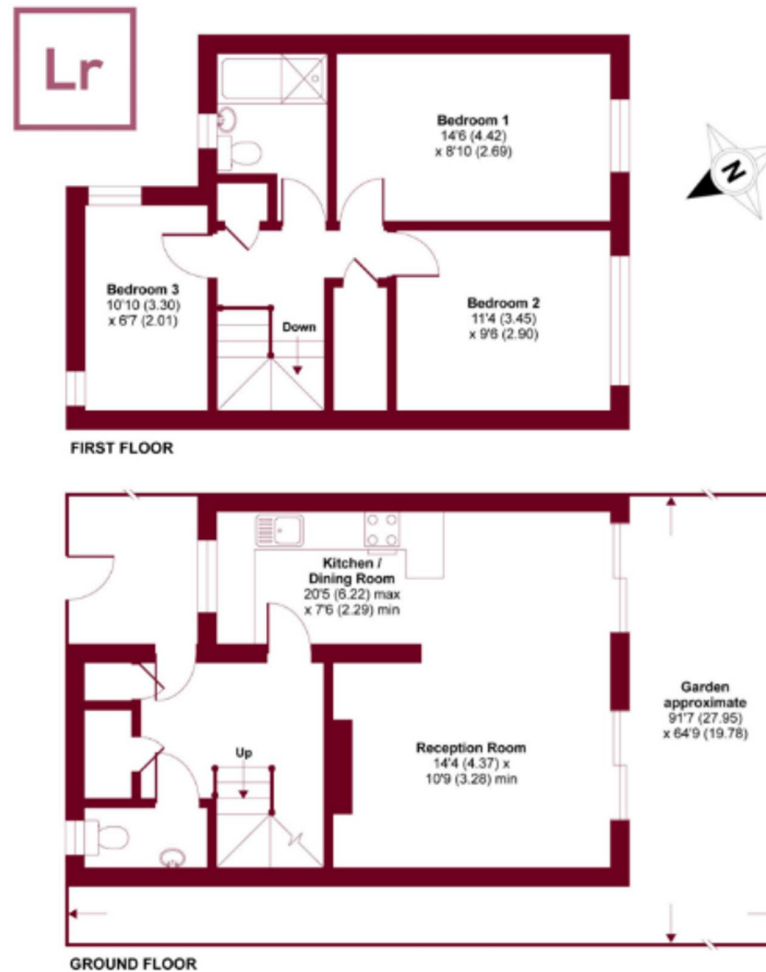
Broadband: FTTP (Fibre to the Premises)

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



Brickett Close, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 935 SQ FT 86.8 SQ METRES



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.