



LAWRENCE RAND

Queens Walk, Ruislip  
£650,000

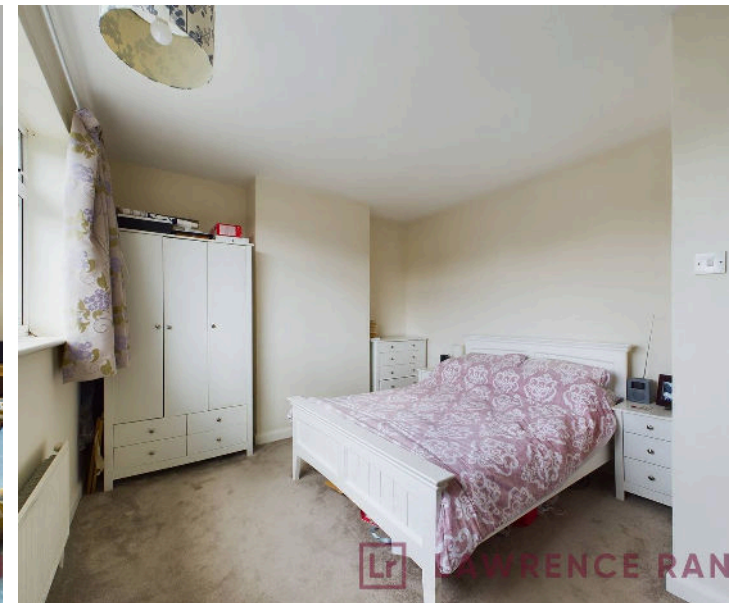


## Key Features:

- Three bedroom semi
- Ground floor Cloakroom
- Excellent condition

An extended three bedroom semi-detached property situated on this popular residential road. Accommodation comprises of; entrance hallway, utility room, cloakroom, reception, open plan kitchen/ diner/reception two. To the first-floor are a large landing area and three bedrooms and family bathroom. To the rear is a well-maintained garden mainly laid to lawn and to the front is off-street-parking for two cars. There is a also a garage accessed via a shared driveway.

Queens Walk is located in the heart of South Ruislip and is perfectly positioned just moments from the area's shopping and transport facilities (BR/Central/Metropolitan/Piccadilly lines accessible locally). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing swift and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools such as St Swithun Wells & Queensmead.





**Verified Material Information:**

Local authority: Hillingdon

Council tax band: E

Energy performance rating: C

**Suppliers:**

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

Heating: Gas central heating

**Broadband & mobile coverage:**

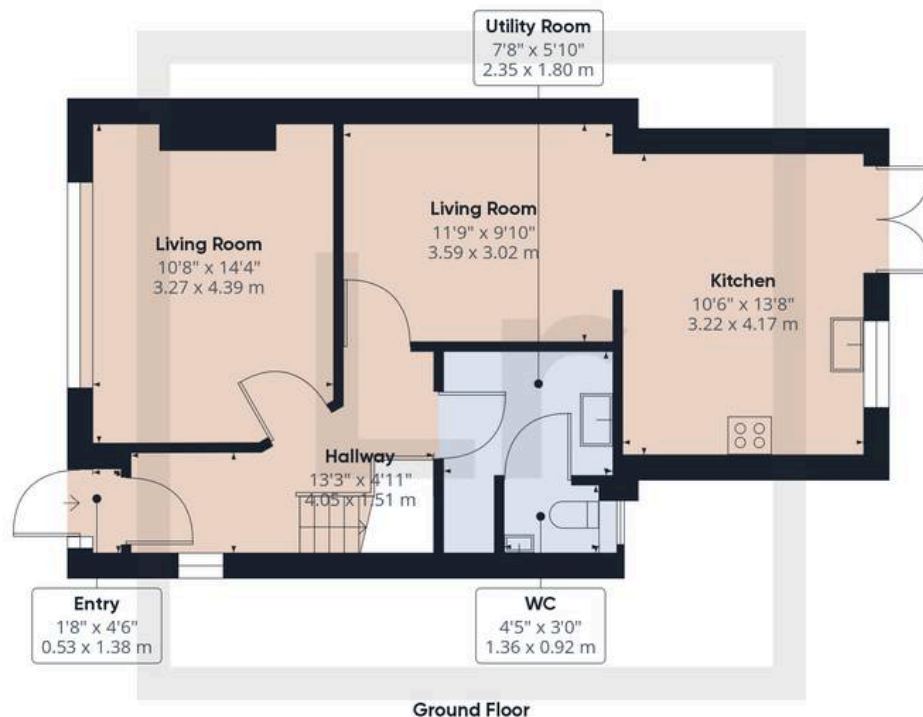
Broadband: FTTP (Fibre to the Premises)

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

**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





**Approximate total area<sup>(1)</sup>**  
1008.26 ft<sup>2</sup>  
93.67 m<sup>2</sup>



(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

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