



LAWRENCE RAND

Roundways, Ruislip

Offers in Region of **£650,000**

Key Features:

- Three/four bedrooms
- Good condition throughout
- Close to Ruislip Gardens tube
- Large out-building
- Extended to rear and side

An extended three/ four bedroom semi-detached house situated on this quiet residential road with off-street-parking.

The accommodation comprises of; entrance hallway with doors to; reception with parquet flooring leading into dining room. Large office which could be used as a bedroom, large kitchen ground floor w/c and utility room. To the first floor are a landing area and three bedrooms and family shower-room.

To the front is off street parking for two cars and to the rear is a very large brick outbuilding with two separate areas divided by an internal wall and adjoining door as a well maintained and secluded rear garden of approx 7m.

The property is enviably located on a quiet residential road in a convenient and sought after location just moments from the general shopping and transport facilities of Ruislip Gardens with the Central line tube. Also, close by is Ruislip High Street with its Metropolitan and Piccadilly line tubes, its multiple shops supermarkets and restaurants. Also well-located for leisure fitness centres and swimming pools.



Verified Information:

Council tax band: E

Council tax annual charge: £2278.09

Local authority: London Borough of Hillingdon

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: D

Suppliers:

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

Heating: Gas central heating

Broadband & mobile coverage:

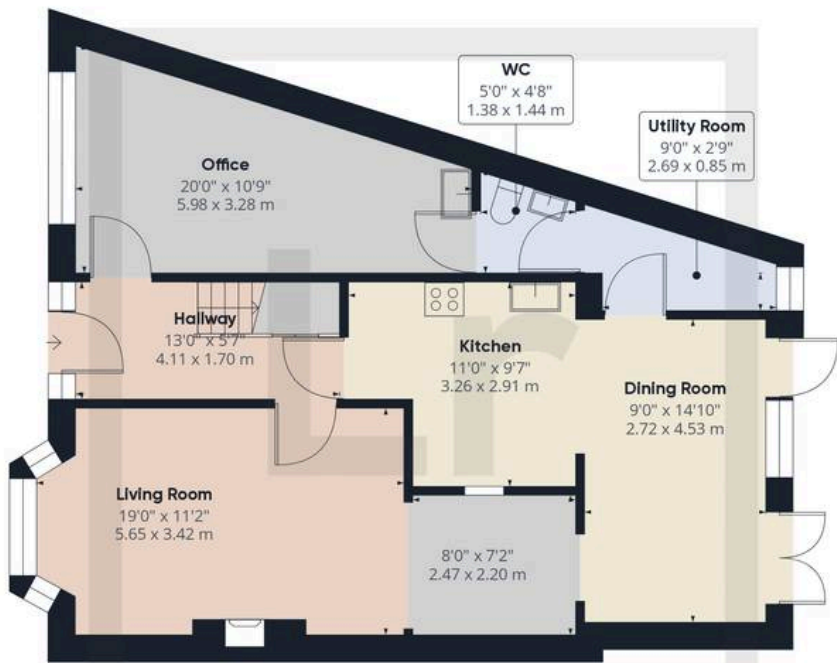
Broadband: FTTP (Fibre to the Premises)

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

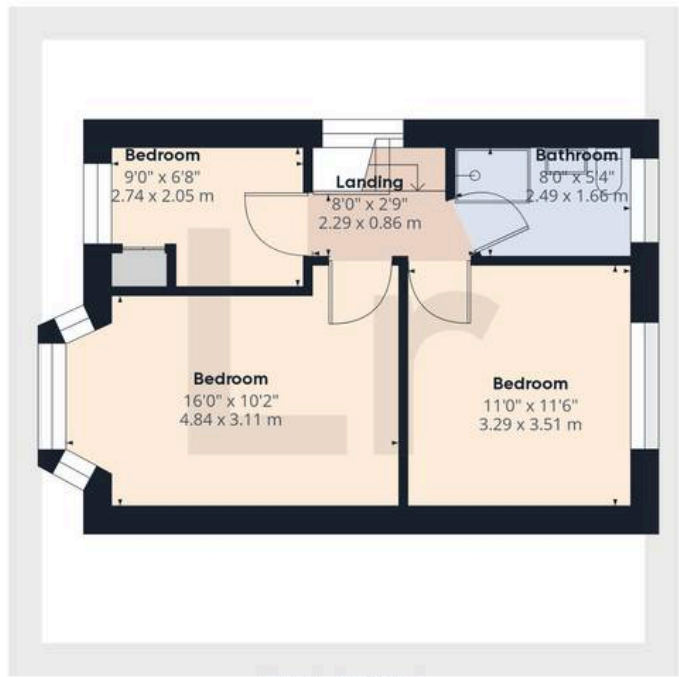
Disclaimer:

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.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1338.37 ft²

124.34 m²

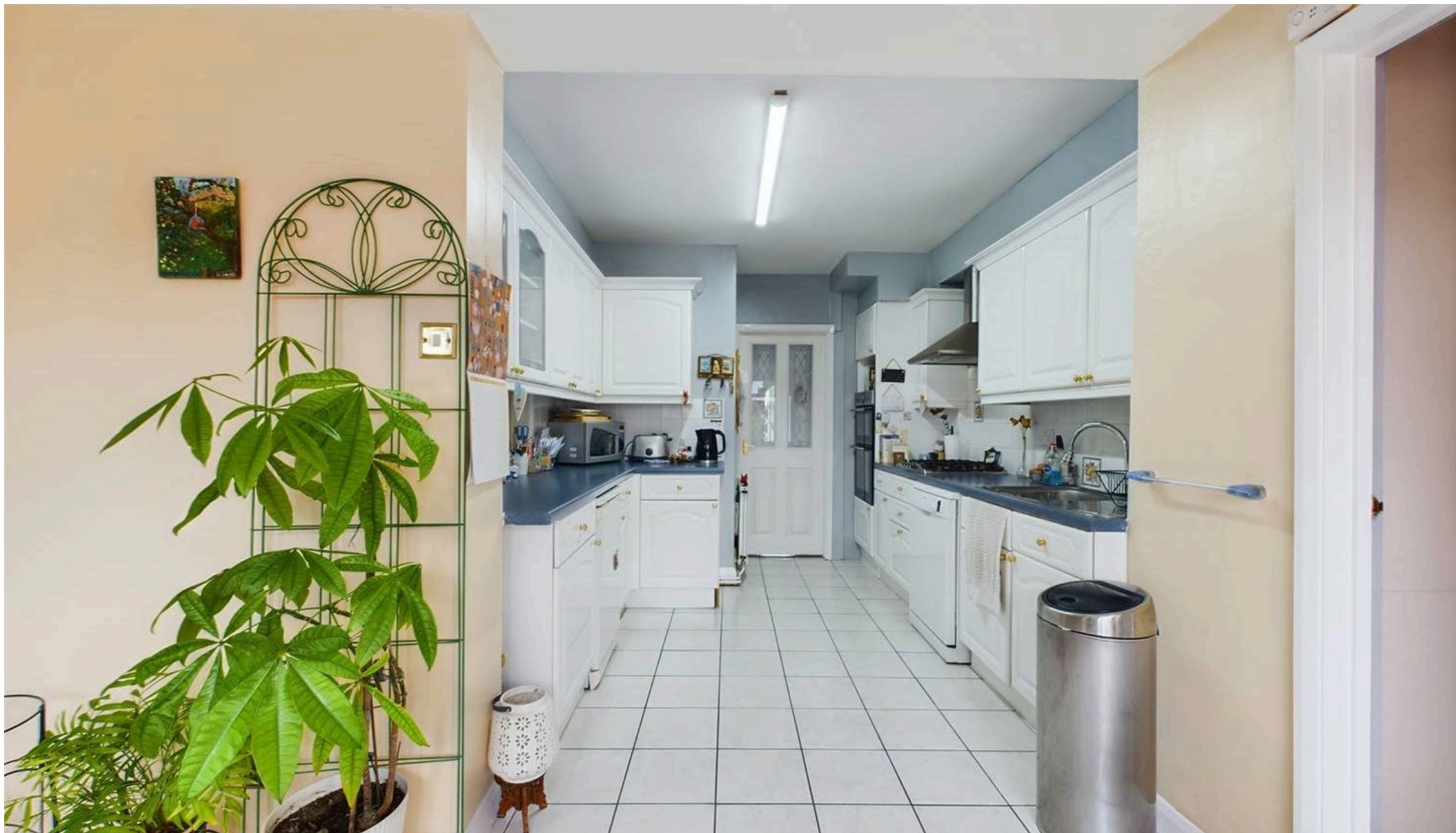


Ground Floor Building 2

(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.

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Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/