



**LAWRENCE RAND**

**Shenley Avenue, Ruislip**  
**£685,000**



## Key Features:

- Generously sized three bedroom semi detached family house
- Located in one of the areas most sought after roads
- In need of complete general update & modernisation to create your own bespoke family home
- Two receptions
- Garage & own driveway
- Well kept garden with patio area
- Potential for extension (stpp)

This semi-detached house boasts a generously sized three-bedroom layout, awaiting your personal touch to transform it into your dream family home. Situated in a highly desirable location, this property offers the perfect canvas for a complete modernisation and update project. With two reception rooms, a garage, and its own driveway, convenience and space are at your fingertips. Outside, a well-kept garden with a patio area awaits, providing the perfect spot for outdoor gatherings or simply relaxing in the fresh air. The potential for extension, subject to planning permission, offers the opportunity to further enhance this property and accommodate future needs with ease. For those with a keen eye for potential and a vision for transformation, this property represents a rare opportunity to create a bespoke family home that truly reflects your individuality and lifestyle preferences.





**Location:**

Shenley Avenue is a sought after family friendly location, close to the great local amenities of both Ruislip & Ruislip Manor with its abundance of shops, bus services and tube line (Metropolitan/Piccadilly) For the motorist the A40/Western Avenue is close by providing swift access into Central London and the surrounding Home Counties. For families the property falls within the catchment of many of the local highly regarded schools.

**Verified Material Information:**

Local: authority: Hillingdon

Council tax band: E,

Yearly charge: £2278.09

Suppliers:

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

Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

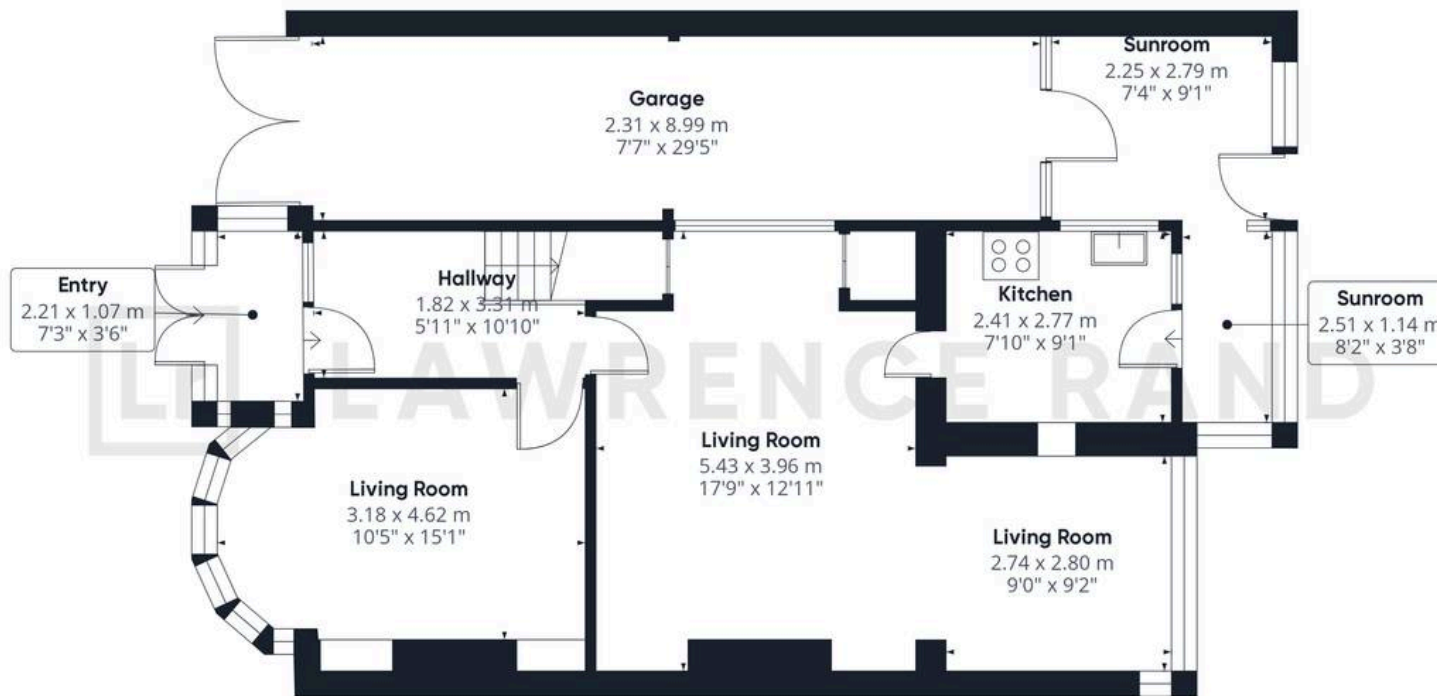
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

**\*\*Disclaimer:\*\***

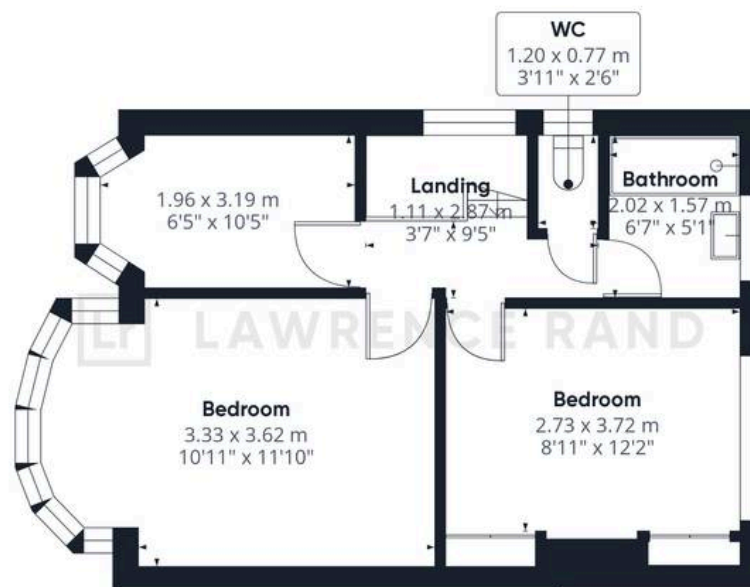
While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that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







Ground Floor



Floor 1





## Lawrence Rand

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