



**LAWRENCE RAND**

**Exmouth Road, Ruislip**  
**£625,000**



## Key Features:

- Extended Four bedroom end of terrace house
- Large family kitchen
- Well kept South facing garden
- Close to South Ruislip Central line station & amenities
- Guest bedroom located on the ground floor could also be used as an additional reception room
- Driveway for two cars
- Added benefit of a utility room
- Generously sized L shaped lounge/dining room
- Located on a popular road close to sought after schools

This extended four-bedroom end of terrace house offers a blend of comfort and functionality in a sought-after location. The property boasts a large family kitchen perfect for meal preparations and gatherings. The south-facing garden is well maintained, providing a tranquil outdoor retreat. Conveniently located near the South Ruislip Central line station and amenities, this property ensures easy access to transportation and daily necessities. The ground floor features a guest bedroom that can also serve as an additional reception room, catering to versatile living arrangements. The driveway accommodating two cars adds practicality to the home, along with the added convenience of a utility room. The generously sized L-shaped lounge/dining room offers a spacious setting for relaxation and entertainment. To the first are three comfortable bedrooms and a family bathroom to cater to everyday needs. Situated on a popular road close to sought-after schools, this property presents a comfortable living space for families seeking convenience and charm.





Exmouth Road is located in the heart of South Ruislip and is perfectly positioned just a short walk from the area's shopping including the Old Dairy complex 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, Deanesfield & Queensmead.

**Verified Material Information:**

Local: authority: Hillingdon

Council tax band: E

EPC 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.



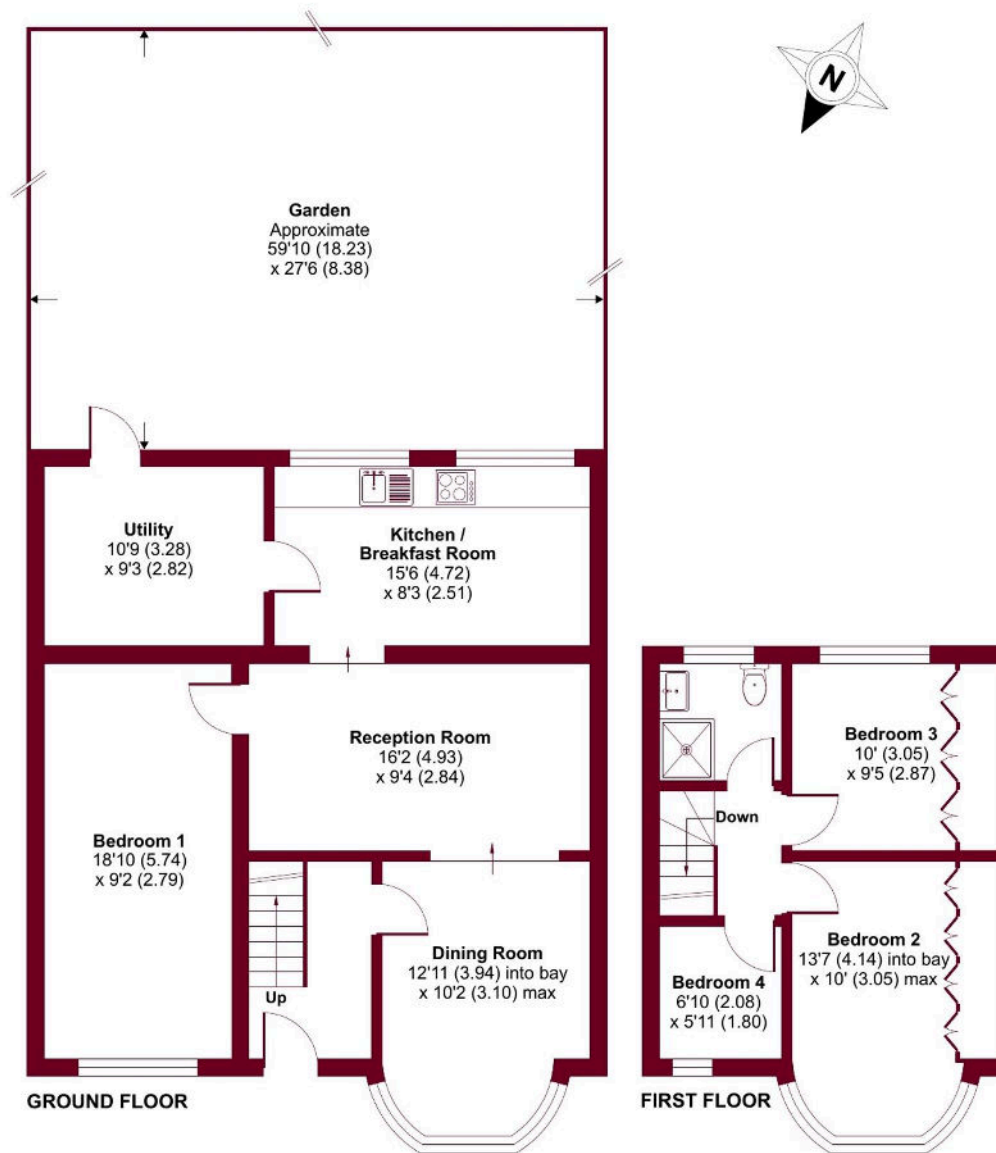




# Exmouth Road, RUISLIP, HA4

Approximate Area = 1147 sq ft / 106.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2023. Produced for Lawrence Rand. REF: 1012602





## Lawrence Rand

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