



**LAWRENCE RAND**

**Manor Way, Ruislip**  
**£450,000**

## Key Features:

- Two double bedroom ground floor maisonette
- Share of freehold & no chain
- Own private entrance
- Private 90' rear garden & front garden
- Modern kitchen & bathroom
- Close proximity to Ruislip Manor high street & transport links

This larger than average, well presented two double bedroom ground floor purpose built maisonette, situated in a sought-after location. Benefits include, private rear front and rear gardens, and share of the freehold. The maisonette has its own private entrance leading to a welcoming hallway with doors to all rooms. The well equipped kitchen has a range of wall and base units, space for appliances and a glass door providing direct access to a well maintained 90ft rear garden. The living room has a front aspect window allowing plenty of light to flood the room. There is a large master bedroom boasting fitted wardrobes as well as a comfortable second bedroom. Completing this property is a fresh fully tiled bathroom comprising of a white three piece suite.



Manor Way is close to the local amenities of 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:**

Tenure: Share of Freehold

Building Insurance: £275pa

Local authority: Hillingdon

Council tax band: C

**Suppliers:**

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

Heating: Electric

**Broadband & mobile coverage:**

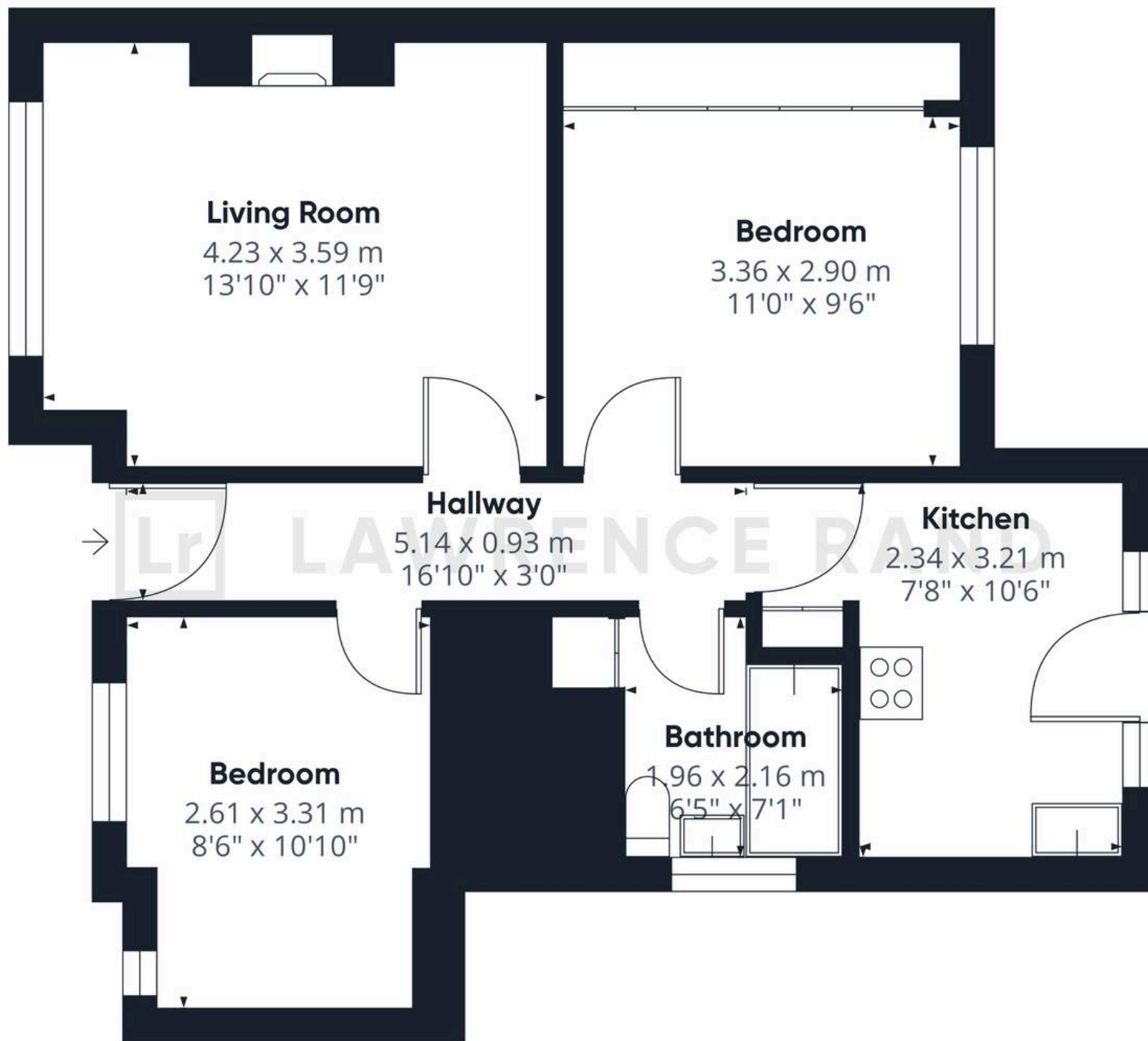
Broadband: FTTP (Fibre to the Premises)

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.





**Living Room**

4.23 x 3.59 m  
13'10" x 11'9"

**Bedroom**

3.36 x 2.90 m  
11'0" x 9'6"

**Hallway**

5.14 x 0.93 m  
16'10" x 3'0"

**Kitchen**

2.34 x 3.21 m  
7'8" x 10'6"

**Bedroom**

2.61 x 3.31 m  
8'6" x 10'10"

**Bathroom**

1.96 x 2.16 m  
6'5" x 7'1"



## Lawrence Rand

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