



LAWRENCE RAND

Princes Way, Ruislip

Guide Price **£859,950**

KEY FEATUTRES:

- Four bedroom semi detached house with loft conversion & rear extension
- Stunning open plan kitchen/lounge diner
- Laundry & utility room in separate outbuilding
- Low maintenance garden
- Off street parking for two cars
- Family bathroom
- Master bedroom with ensuite
- Underfloor heating & air conditioning
- No upper chain

This immaculate four bedroom semi detached family house is tastefully designed and decorated throughout to create stylish, outstanding living accommodation set over three floors. In one of the area's most popular roads close to sought after schools, transport links and shops.

The main focus of this lovely property is the modern, contemporary open plan kitchen/lounge/diner with an abundance of space for cooking, dining, relaxing and enjoying views of the rear garden. The kitchen has a range of wall and base units, work tops, an island, sky lights and bifold doors open out to a well maintained garden. The dining area flows effortlessly as does the lounge area. The ground floor benefits from an additional reception room and a guest cloakroom.



To the first floor are two double bedrooms and a fresh family bathroom. Bedroom three is currently being used as a dressing room. The second floor has a loft room with ample eaves storage, bespoke fitted wardrobes and velux windows as well as a luxury ensuite shower room. Outside the rear garden is fully paved with low maintenance in mind. To the rear is a brick built outbuilding currently used as a utility/laundry room. The front of the property is neatly paved provided off street parking for two large cars.

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:

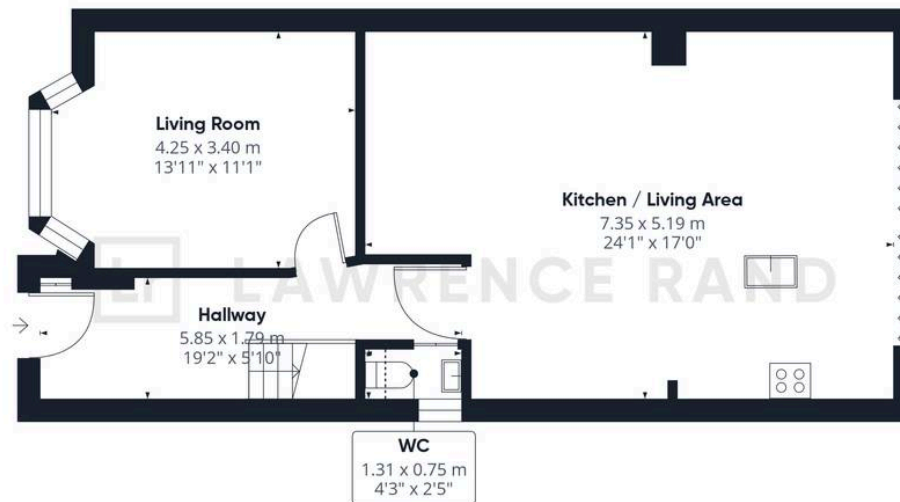
Broadband: FTTP (Fibre to the Premises)

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

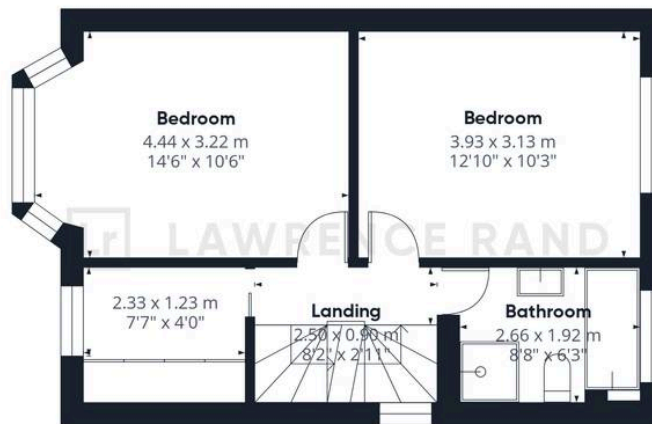
Disclaimer

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Lawrence Rand

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