



## Key Features:

- Detached house
- Four bedrooms
- Two bathrooms
- Two garages
- No upper chain

A four-bedroom two-bathroom detached house located on this popular residential road with the benefit of integral garage and additional garage to the rear. The property is situated close to both Ruislip and Ruislip Manor High Street with shops, cafés, restaurants and transport links. The accommodation comprises of; a large entrance hallway, dining room, reception, modern kitchen, cloakroom and garage to the ground-floor. To the first-floor are a large landing area, four bedrooms, two bathrooms. To the front is off street parking for two cars and to the rear is a good-sized garden and garage accessed via side gate.

West Hatch Manor is a quiet residential road with access to good amenities situated close to both Ruislip and Ruislip Manor High Street with shops, cafés, restaurants and transport links, namely Metropolitan and Piccadilly tube lines. There is no onward chain.



**Verified Information:**

Council tax band: F

Local authority: London Borough of Hillingdon

EPC rating: D

Tenure: Freehold

Suppliers:

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

Heating: Gas central heating

**Broadband & mobile coverage:**

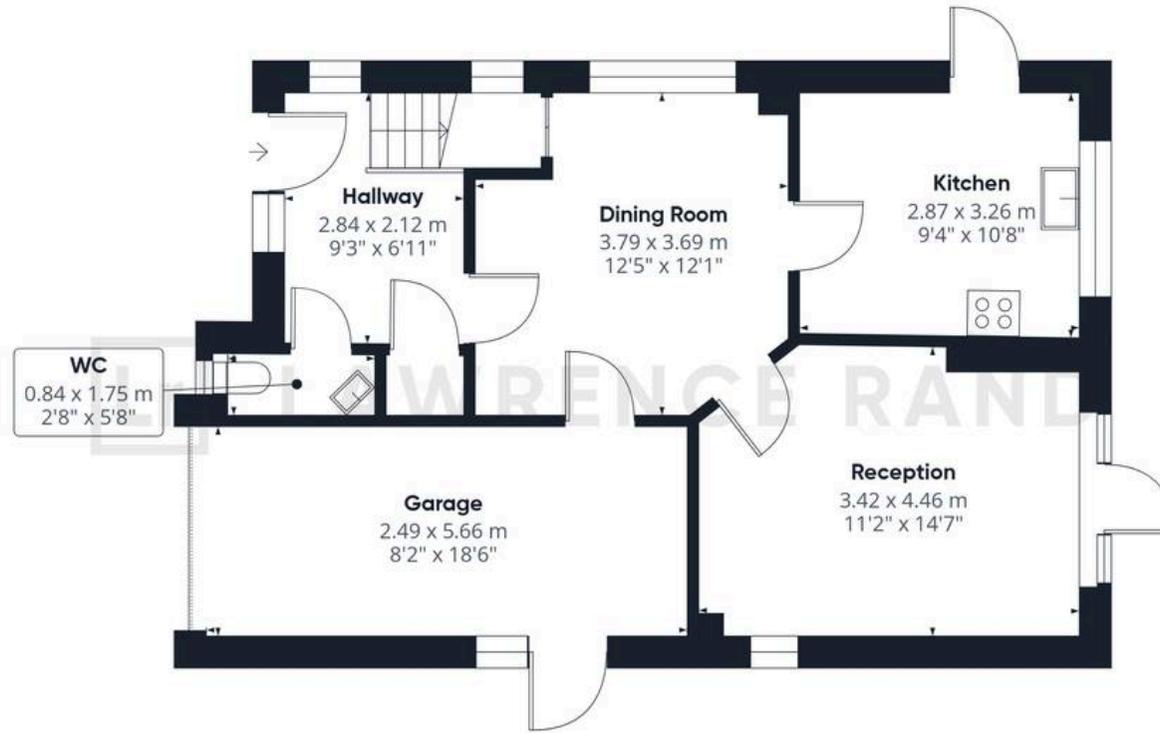
Broadband: FTTP (Fibre to the Premises)

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

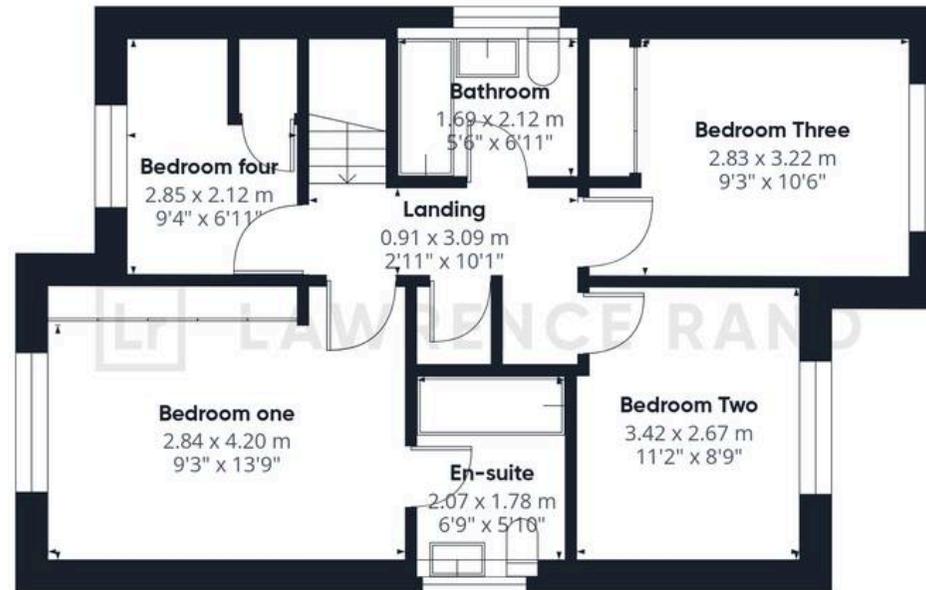
**Disclaimer:**

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

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • [Info@lawrence-rand.co.uk](mailto:Info@lawrence-rand.co.uk) • [www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)