



LAWRENCE RAND

Barnstaple Road, Ruislip

Guide Price **£640,000**

KEY FEATURES:

- Two bathrooms
- Three bedrooms
- Modern Kitchen
- Working gas fire place in the living area
- Driveway for two cars
- Well maintained rear garden
- Rear garden is south west facing offering plenty of natural sun light
- Gas central heating
- Close to shops and transport links
- Under stairs storage with wooden shelves and hanger space
- Separate boiler room

Beautifully presented and already extended, with a large south-west facing garden and two bathrooms, this spacious three-bedroom terraced family home is arranged over two floors.

A welcoming hallway leads to a stylish lounge decorated in warm neutral tones, with an attractive fireplace and large front-aspect window. Both ground and first-floor windows feature matching shutters for a smart, cohesive look. The rear of the home offers a bright, sociable dining area opening to a modern kitchen, complete with ample units, worktops, and integrated appliances. A good-sized utility room sits alongside the kitchen, while generous under-stairs storage with wooden shelving keeps everything organised. A contemporary family bathroom completes the ground floor.



Upstairs, you'll find two generous double bedrooms with built-in cupboards, plus a versatile third bedroom ideal as a single, nursery, or home office. Newly fitted carpets run across the stairs and first floor, with a contemporary shower room finishing the layout. The south-west facing garden is bathed in sunlight, offering a paved patio, large lawn, and wooden storage shed. The front of the property is paved to provide off-street parking for two cars. Perfectly positioned in the heart of South Ruislip, the property is moments from shops, BR and Underground services (Central, Metropolitan, and Piccadilly lines), with the A40 close by for swift links into London and the Home Counties. Families benefit from the catchment of excellent schools, including St Swithun Wells and Queensmead.

Verified Information:

Council tax band: E

Local authority: London Borough of Hillingdon

Tenure: Freehold

Energy Performance 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.





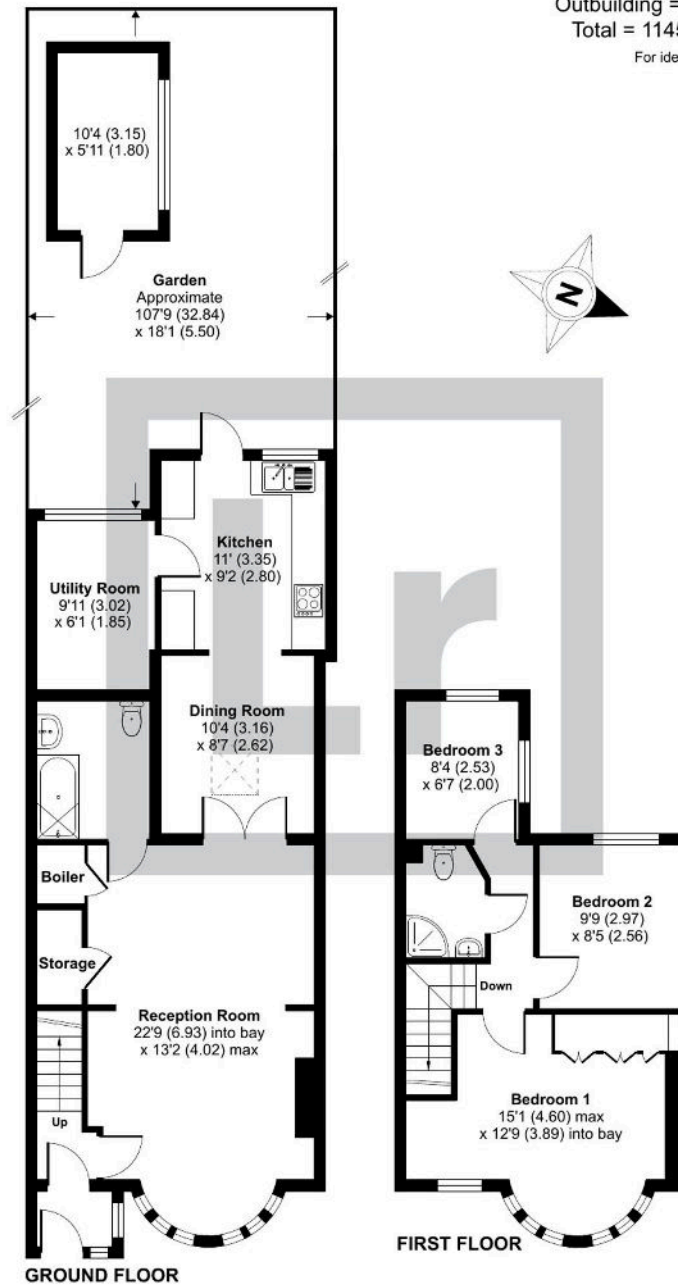
Barnstaple Road, Ruislip, HA4

Approximate Area = 1084 sq ft / 100.7 sq m

Outbuilding = 61 sq ft / 5.6 sq m

Total = 1145 sq ft / 106.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Lawrence Rand. REF: 1335834



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