



**LAWRENCE RAND**

**Eastcote Road, Ruislip**

Guide Price **£1,150,000**

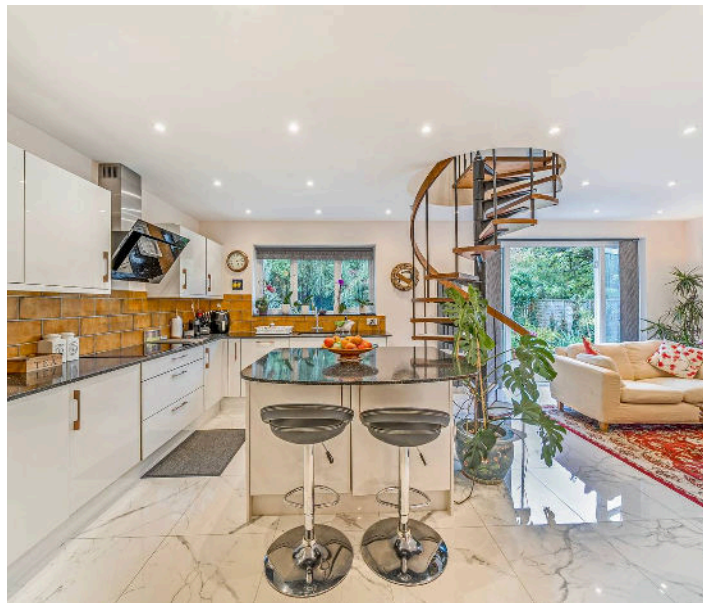


## KEY FEATURE:

- The self-contained annex/studio flat
- Large Five Bedroom Detached Family Home
- Contemporary Fitted Kitchen/Dining Room
- South-facing 85ft garden with mature planting
- Driveway parking for up to four vehicles
- Self-contained annex/studio with en-suite and kitchenette
- Solar roof panels 4Kw - generates free electricity plus annual income through the FIT

A substantial large five bedroom, three bathroom detached residence offering over 2,000 sq ft of accommodation, including a self-contained annex/studio flat and a generous 85ft south-facing garden. Rich in character and practicality, this home is perfect for families seeking flexible living with space to grow.

The ground floor begins with a striking 24'6 bay fronted reception room, beautifully arranged with bespoke bookcases, soft neutral tones and plentiful space for both lounge and study zones. At the rear, a modern open plan kitchen/dining/reception space (24'3 x 23'7) forms the heart of the home, finished with high gloss units, warm terracotta tiling, integrated appliances, and a central island. A statement spiral staircase adds architectural interest and connects seamlessly to the upper level.





Upstairs, the main house offers four well proportioned bedrooms. The principal suite spans 13'1 x 12'4, with a peaceful garden outlook and modern en-suite shower room. A further three bedrooms are served by a bright family bathroom with Velux window.

Externally, the property is set back from the road behind a block paved driveway with parking for up to four vehicles. The south facing rear garden is a standout feature, approx. 85ft x 40ft, lovingly landscaped with a lawn, mature planting, water features. Thoughtfully designed with a practical carpeted shed and charming greenhouse ideal for pottering, storage or hobbies. The property is fitted with 4kW solar panels, generating free electricity and providing an annual income via the Feed-in Tariff (FIT) scheme.

Verified Information:

Council tax band: F

Local authority: London Borough of Hillingdon

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: B

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.







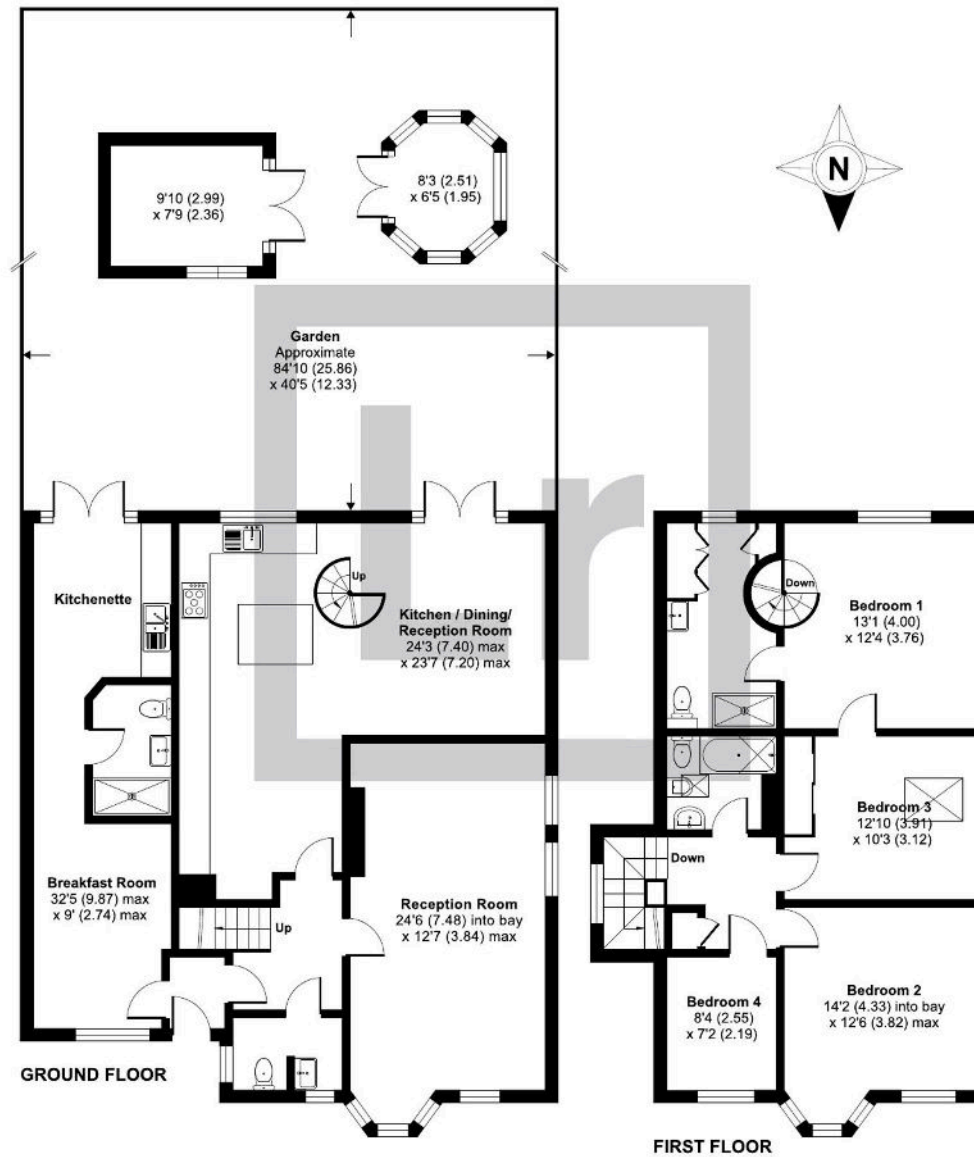
## Eastcote Road, Ruislip, HA4

Approximate Area = 1941 sq ft / 180.3 sq m

Outbuilding = 122 sq ft / 11.3 sq m

Total = 2063 sq ft / 191.6 sq m

For identification only - Not to scale







## Lawrence Rand

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