



Eastcote Road, Ruislip, HA4 8DG

Guide Price **£1,150,000 | Freehold**



LAWRENCE RAND



Key Features & Description:

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

This impressive five-bedroom detached family home offers nearly 2,000 sq ft of versatile living, including a self-contained annex and an 85ft south-facing garden. Blending character and modern design, it's perfect for families or multi-generational living. The ground floor features a bright bay-fronted reception room and a stunning open-plan kitchen/living area with granite worktops, central island, integrated appliances, and underfloor heating. Upstairs, four generous bedrooms include a main with en-suite and walk-in wardrobe, plus a family bathroom. The annex provides a private fifth bedroom with kitchenette, bathroom, sitting area, and entrance — ideal for guests, relatives, or rental income. Outside, the landscaped south-facing garden is private and peaceful, with lawn, mature plants, water feature, greenhouse, and storage. A block-paved driveway offers parking for several cars, and solar panels provide free electricity and income.

Presented with care by Lawrence Rand—helping you find the place you'll love to call home.





Nearest Stations:

Ruislip – 0.4 miles (central Piccadilly & Metropolitan Lines)

Ruislip Manor – 0.6 miles (Metropolitan & Piccadilly Lines)

West Ruislip – 0.7 miles (Chiltern Rail & Underground)

Verified Material Information:

Council tax band: F

Local authority: London Borough of Hillingdon

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





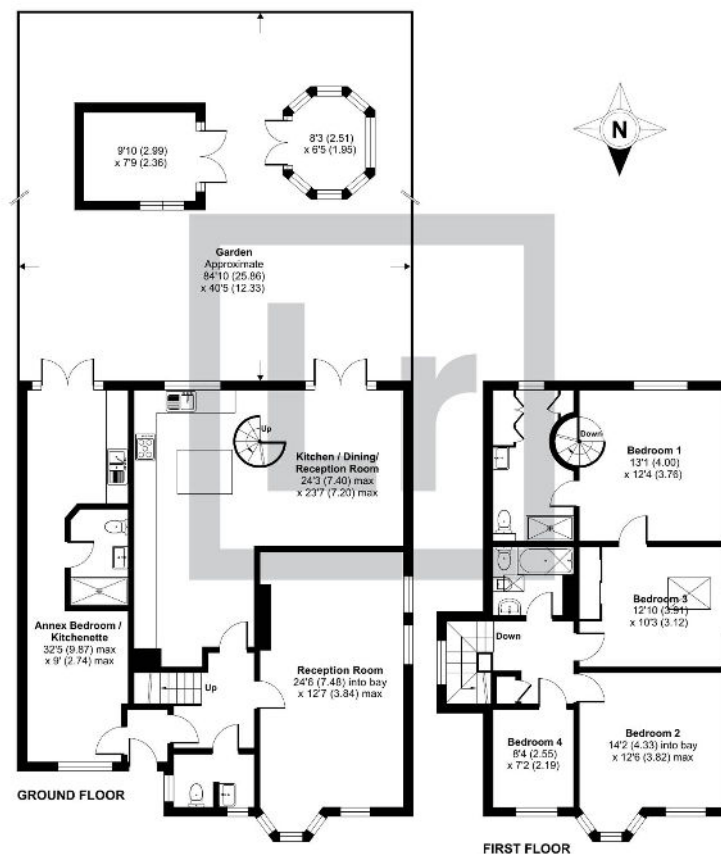
Eastcote Road, Ruislip, HA4

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rickhouse 2025. Produced for Lawrence Rand. REF: 1350041

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk

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. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.