



LAWRENCE RAND

Flamborough Road, Ruislip
£550,000

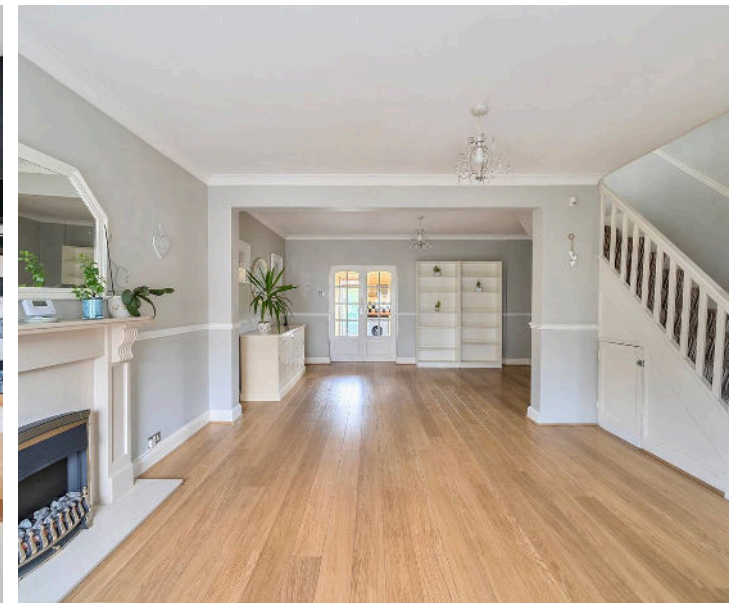
83 Flamborough Road

Ruislip, Ruislip

- Two bedrooms
- Modern Kitchen
- Gas central heating
- Family Bathroom
- Private Rear Garden
- Mid Terrace House
- Garage

A well-presented mid-terrace home offering a generous layout, characterful features, and excellent outdoor space. The open-plan reception room spans the full depth of the house and is finished in soft neutral tones with wood flooring, feature fireplace and bay window. At the rear, the kitchen is fitted in a timeless shaker style with solid wood worktops, monochrome splashbacks and garden access. Upstairs are two bedrooms, both with fitted wardrobes, and a modern bathroom with shower over bath. Outside, the rear garden includes a patio, lawn and detached garage, with a driveway to the front.

Flamborough Road is a quiet residential turning just moments from Ruislip High Street's shops, restaurants and transport links — including Central, Metropolitan and Chiltern Line services. Several well-regarded schools are also within easy reach.



Verified Material Information:

Energy Performance rating: E

Council tax band: D

Local Authority: Hillingdon

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.





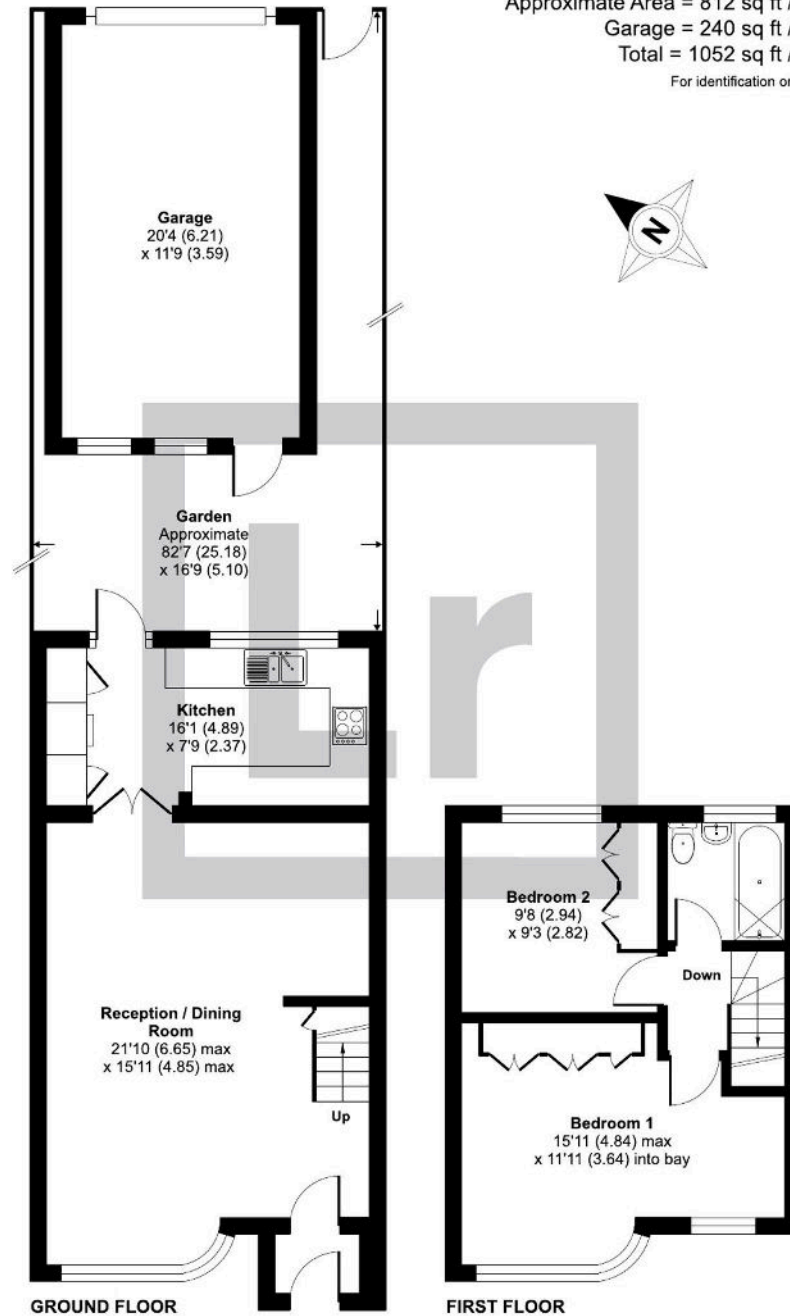
Flamborough Road, Ruislip, HA4

Approximate Area = 812 sq ft / 75.4 sq m

Garage = 240 sq ft / 22.2 sq m

Total = 1052 sq ft / 97.6 sq m

For identification only - Not to scale





Lawrence Rand

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