



LAWRENCE RAND

Bideford Road, Ruislip

Guide Price **£475,000**

Bideford Road

Ruislip

- Two-bedroom mid-terrace home offering excellent potential
- Spacious open-plan reception and dining area
- Principal bedroom with bay window and fitted wardrobes
- North-east facing garden with outbuilding and rear access
- Off-street parking and scope to refurbish or extend (STPP)

A fantastic opportunity to acquire a two-bedroom mid-terrace home offering scope to modernise and extend, positioned in a sought-after residential location within easy reach of Ruislip's amenities, schools, and transport links.

The home opens with a welcoming hallway leading into a spacious open-plan reception and dining area measuring over 21 feet in length. This bright, versatile space features a front bay window, central fireplace, and patio doors opening directly onto the rear garden. The adjoining galley kitchen overlooks the garden and provides access to the outside.

Upstairs, the principal bedroom spans the width of the house with a large bay window and fitted wardrobes, while the second double bedroom enjoys views over the garden. A bathroom with a classic pink suite completes the first floor.

Externally, the property boasts a beautifully mature north facing garden, offering excellent morning sunlight. A detached garage is positioned to the rear and can be accessed via a service road, offering additional storage. To the front, there is off-street parking on a block-paved driveway.

Bideford Road presents an ideal blank canvas for buyers looking to create a home tailored to their style, with potential for refurbishment and future extension, subject to the usual consents.



Verified Material Information:

Tenure: Freehold

Energy Performance rating: D

Council tax band: D

Local Authority: Hillingdon

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

Heating: Gas central heating

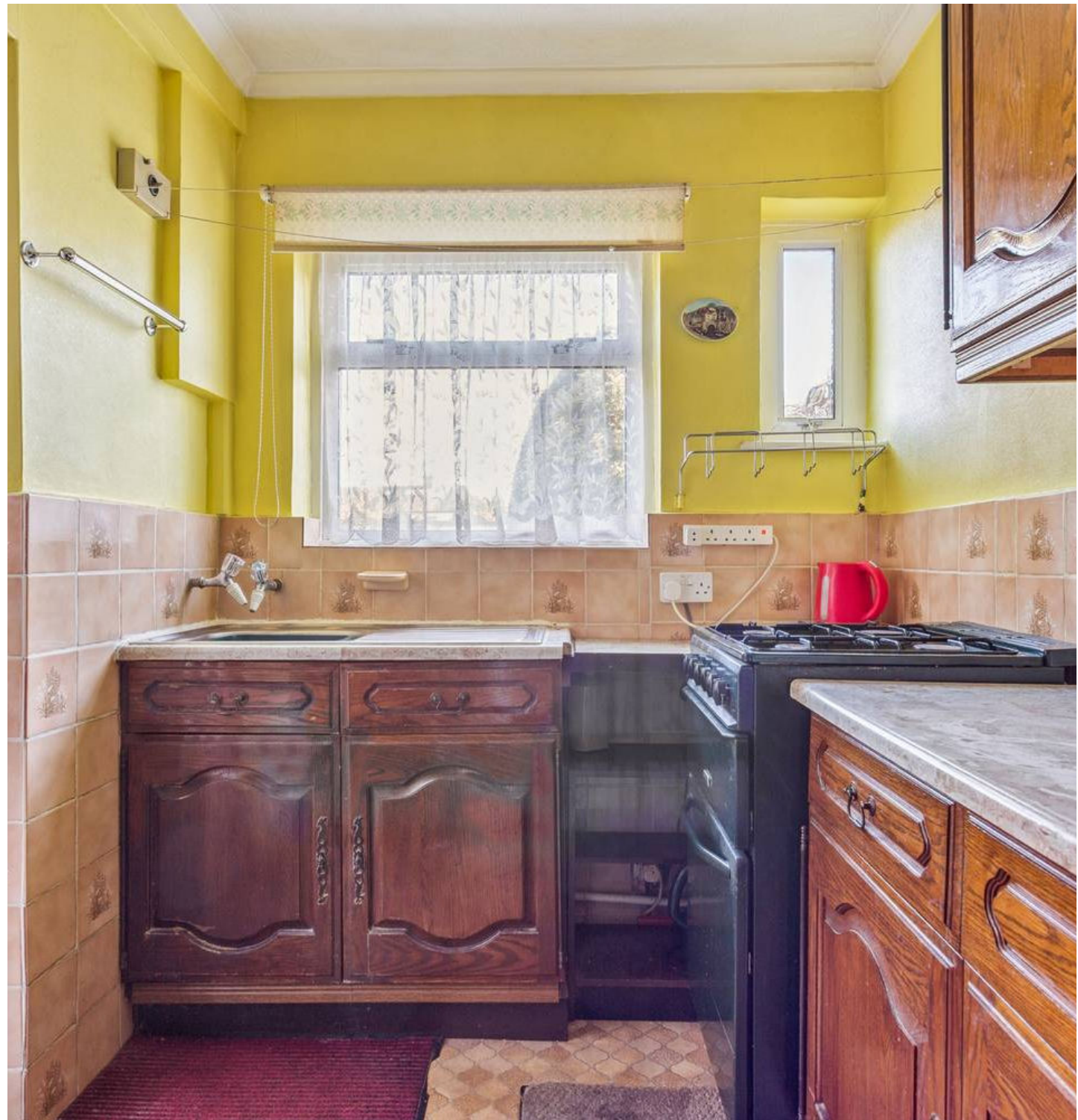
Broadband & mobile coverage:

Broadband:

Mobile coverage:

Disclaimer:

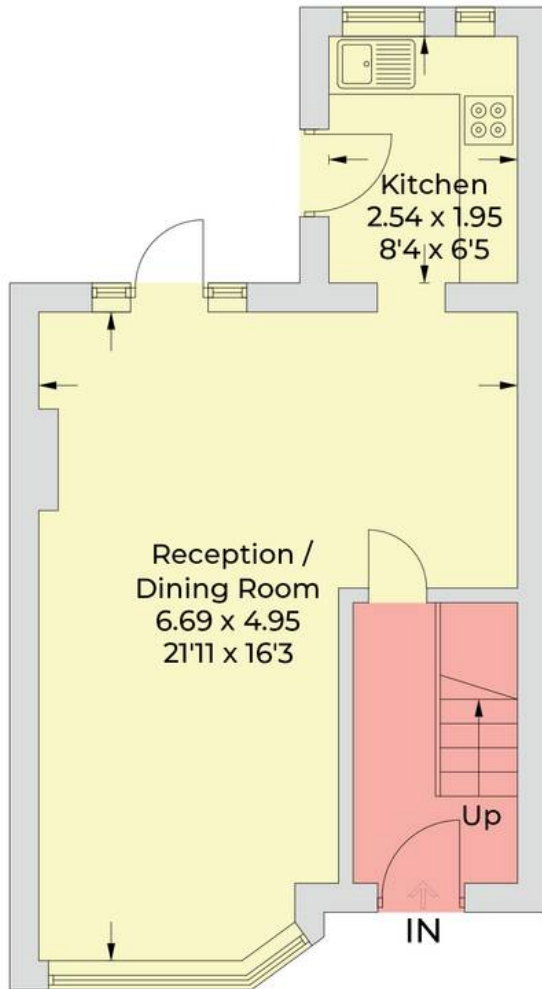
Lawrence Rand Limited has made every effort to ensure the accuracy of the information contained in these property details. However, we do not accept responsibility for any errors, omissions, or misstatements. All measurements, distances, areas, and descriptions are approximate and intended for guidance only. Prospective purchasers or tenants should verify all information themselves by inspection or otherwise. No warranty is given or implied, and the particulars do not constitute or form part of an offer or contract. Lawrence Rand reserves the right to amend or withdraw any property from the market without notice. Any services, systems, or appliances listed have not been tested, and no guarantees are provided as to their operating ability or efficiency.



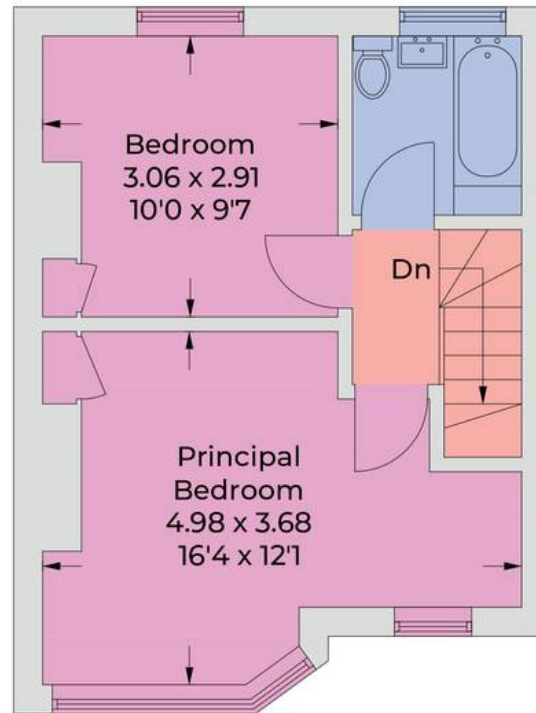


Bideford Road

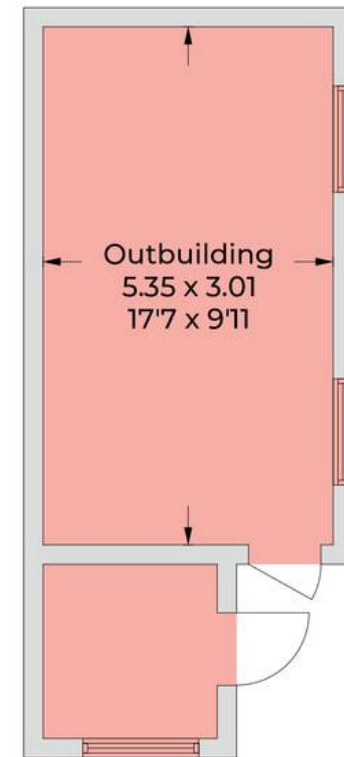
Approximate Gross Internal Area
Ground Floor = 37.2 sq m / 400 sq ft
First Floor = 31.2 sq m / 336 sq ft
Outbuilding = 16.0 sq m / 172 sq ft
(Excluding External Room)
Total = 84.4 sq m / 908 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Lawrence Rand



Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/