



LAWRENCE RAND

Bideford Road, Ruislip

In Excess of £450,000

Key Features

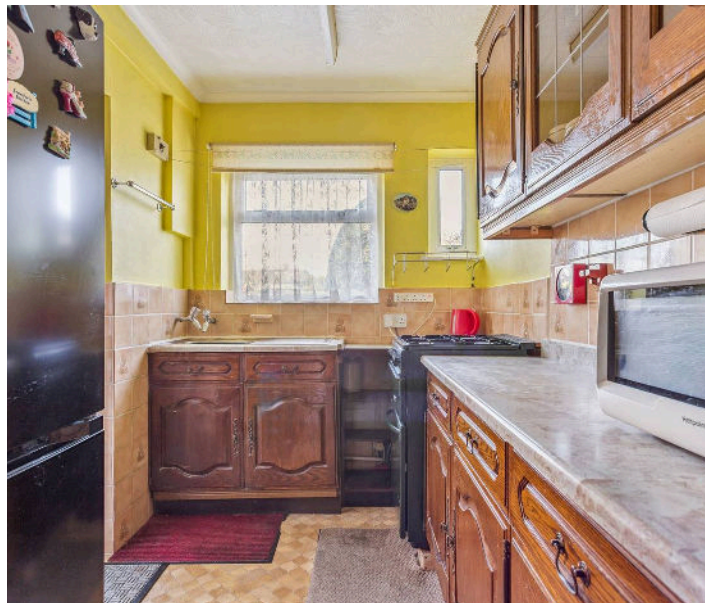
- Two-bedroom mid-terrace home with great potential
- Large open-plan reception and dining space
- Principal bedroom with fitted wardrobes and bay window
- Bright second double bedroom overlooking the garden
- Traditional galley kitchen with rear access
- Off-street parking on block-paved driveway
- North-east facing garden enjoying morning sunlight
- Opportunity 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.



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:

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

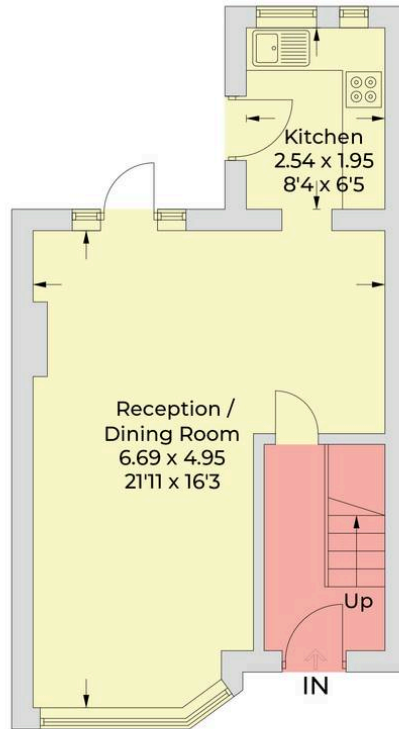
EPC Environmental Impact Rating:



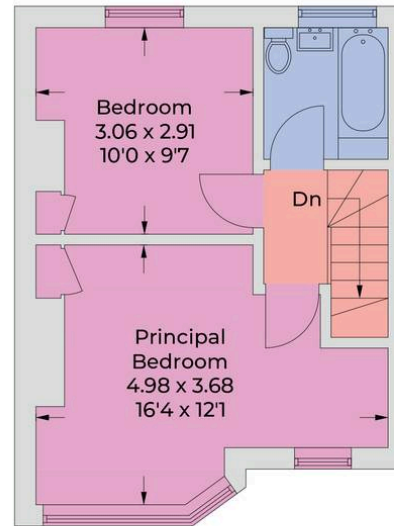


Bideford Road

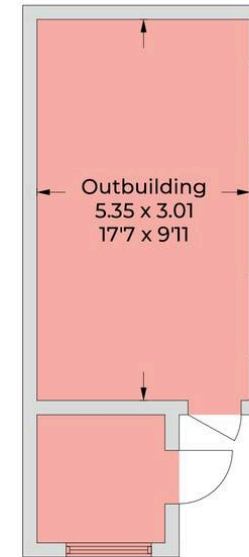
Approximate Gross Internal Area
Ground Floor = 37.2 sq m / 400 sq ft
First Floor = 31.2 sq m / 336 sq ft
Outbuilding = 16.0 sq m / 172 sq ft
(Excluding External Room)
Total = 84.4 sq m / 908 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
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