



LAWRENCE RAND

Lime Grove, Ruislip

Guide Price **£895,000**

KEY FEATURES:

- Substantial five bedroom detached family home
- Extended ground floor with large open plan living/dining space
- Modern shaker style kitchen and separate utility room
- Ground floor bedroom and family bathroom
- Outbuilding with gym, sauna and workshop
- Four further bedrooms to the first floor
- Driveway parking and integral garage
- Low-maintenance landscaped rear garden
- Convenient for Eastcote station and Ruislip Manor stations
- Ideal family setting close to schools and parks

Occupying a generous plot within a sought after residential road, this extended five bedroom detached home offers versatile family accommodation across more than 2,200 sq ft. The ground floor welcomes you through a bright entrance hallway leading to an impressive open plan living/dining room, featuring double doors that open onto the garden creating an ideal space for entertaining. The adjoining kitchen is fitted in a stylish shaker design with contrasting cabinetry and a breakfast bar, complemented by a separate laundry room and ground floor bathroom. A versatile front reception room and principal bedroom complete the layout on this level.

Upstairs, the first floor offers four well proportioned bedrooms and a modern family bathroom.



The property's versatility continues outside, where the rear garden enjoys a lawn and patio area with a substantial outbuilding housing a gym, sauna and workshop, perfect for home fitness, hobbies or office use.

A private driveway and integrated garage provide ample off street parking. Lime Grove is a peaceful residential turning ideally positioned for Eastcote Station and Ruislip Manor stations (Central, Metropolitan & Piccadilly lines), local schools, and nearby parks, making it a superb choice for growing families.

Verified Material Information:

Tenure: Freehold

Energy Performance rating: D

Council tax band: E

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.



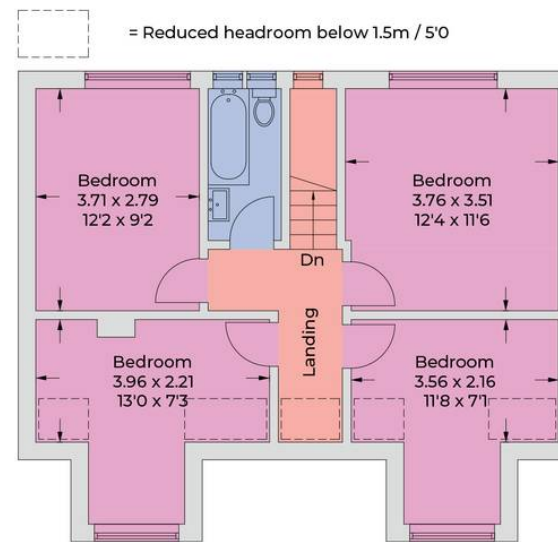


Lime Grove, HA4 8RJ

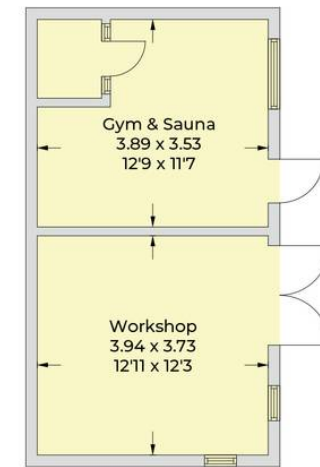
Approximate Gross Internal Area
Ground Floor = 109.1 sq m / 1,174 sq ft
First Floor = 58.8 sq m / 633 sq ft
Garage = 9.4 sq m / 101 sq ft
Outbuilding = 29.4 sq m / 316 sq ft
Total = 206.7 sq m / 2,224 sq ft



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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