

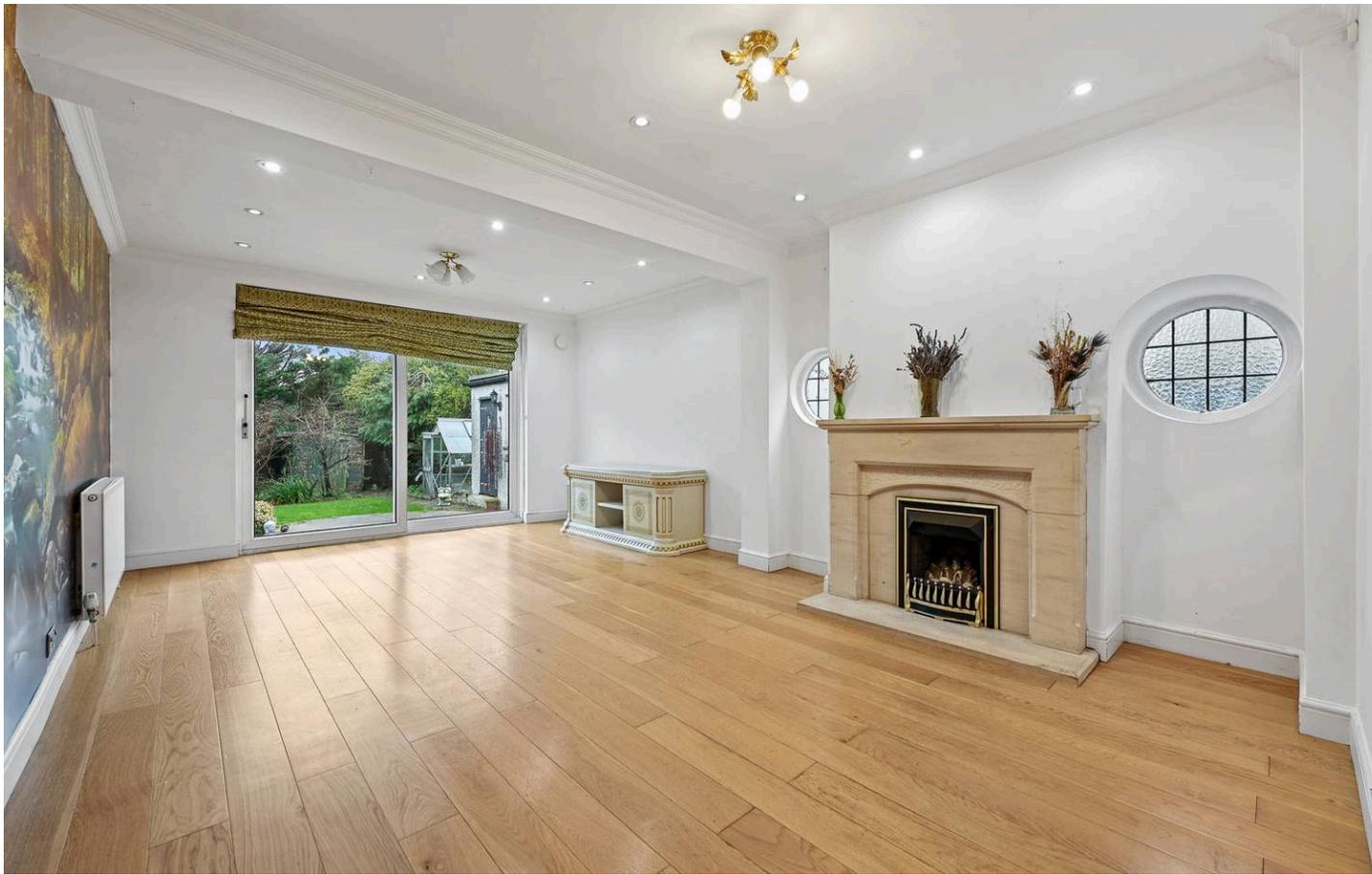


**East Mead, Ruislip, HA4 9HH**

**In Excess of £650,000 Freehold**



**LAWRENCE RAND**



## Key Features & Description:

- Charming three bedroom detached bungalow in a peaceful residential location
- Bright and spacious living room with large windows
- Three well proportioned bedrooms
- Double garage providing excellent storage or parking
- South facing garden
- Close to schools, shops, cafés, restaurants, and major transport links

Nestled in a peaceful and sought after neighbourhood is this three bedroom detached bungalow with parking and a South facing garden. Upon entering, you are welcomed by a bright and airy interior that flows effortlessly throughout. The spacious living room is filled with natural light from large windows, creating a warm and inviting setting ideal for relaxation or entertaining. Adjacent to this is a well-proportioned dining area. The contemporary kitchen features worktops, ample storage, and built in appliances. The property offers three generous bedrooms, the master bedroom is particularly spacious. Ideally located, the bungalow is within close reach of reputable schools, local shops, cafés, and restaurants. Excellent transport links nearby provide convenient access to major routes, making commuting simple and stress-free.

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





### **Nearest Stations:**

South Ruislip South Ruislip Station – 0.6 miles

Ruislip Gardens – 0.9 miles

Eastcote – 0.9 miles

### **Verified Information:**

Council Tax band: E

EPC Energy Efficiency Rating: D

### **Suppliers:**

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

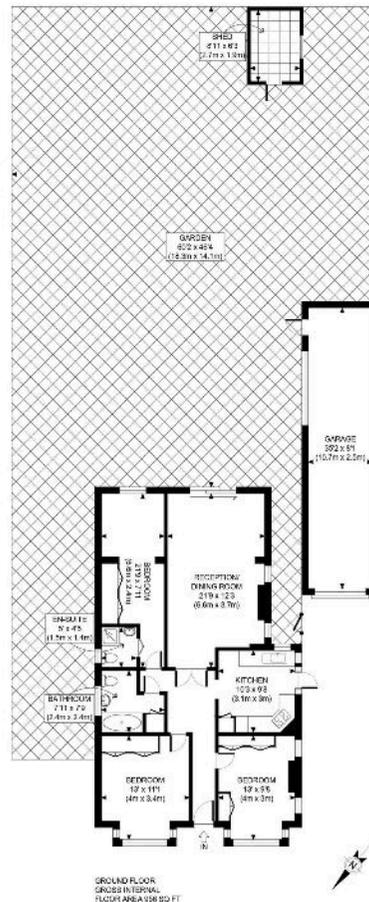
Heating: Gas central heating

### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -  
Excellent, Three - Excellent, EE - Excellent





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA: 108.52 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA (WITH GARAGE): 120.52 SQ FT 115 SQM  
APPROX. GROSS INTERNAL FLOOR AREA (WITHOUT GARAGE): 96.52 SQ FT 89.52 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the suitability or efficiency can be given.

PROPERTY PHOTO PLANS

**Lawrence Rand**  
51 Victoria Road, Ruislip - HA4 9BH  
01895 632211

Sales@lawrence-rand.co.uk  
www.lawrence-rand.co.uk

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