

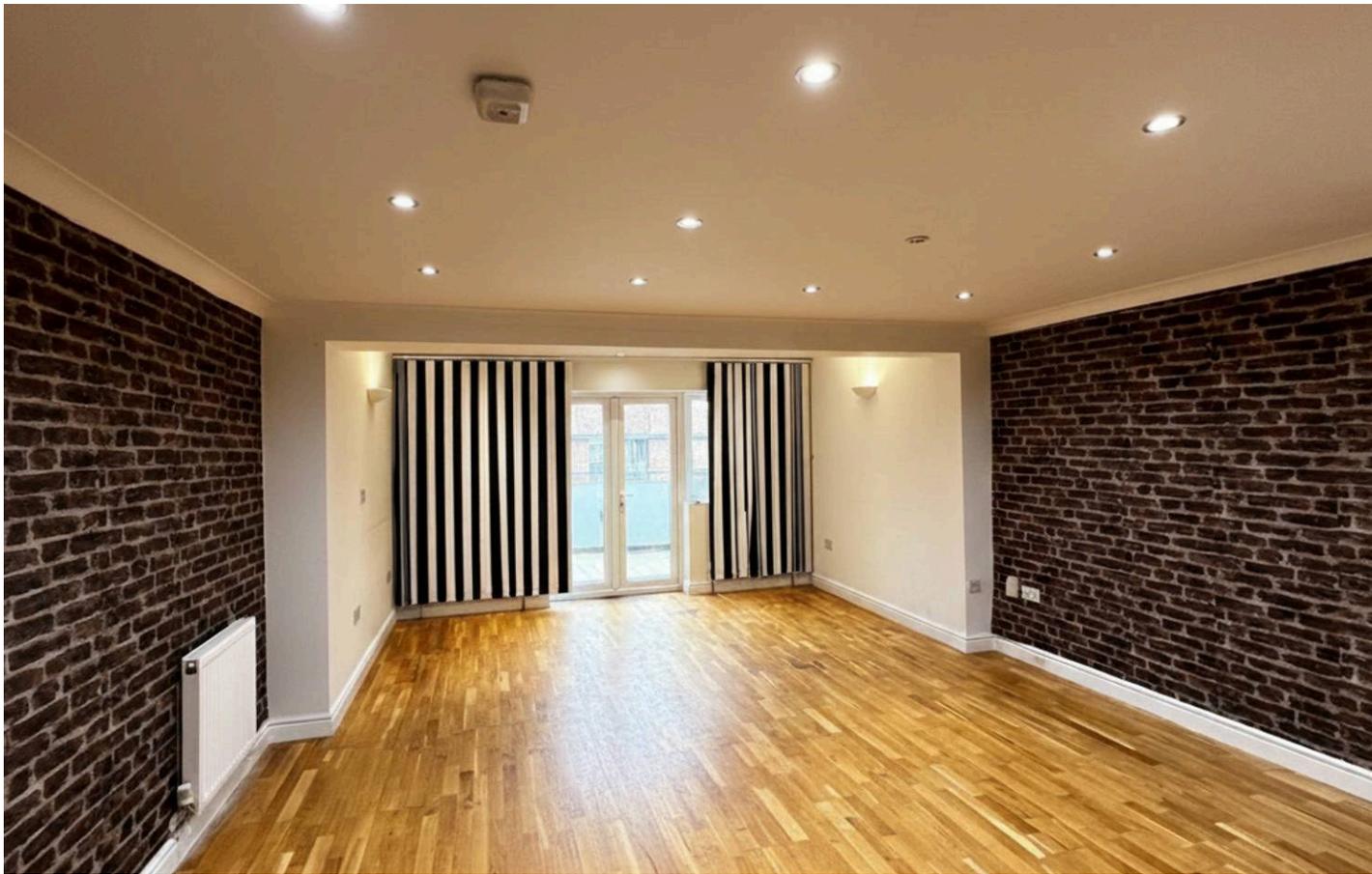


**Carmichael Close, Ruislip - HA4 6LL**

Guide Price £550,000 | Freehold



**LAWRENCE RAND**



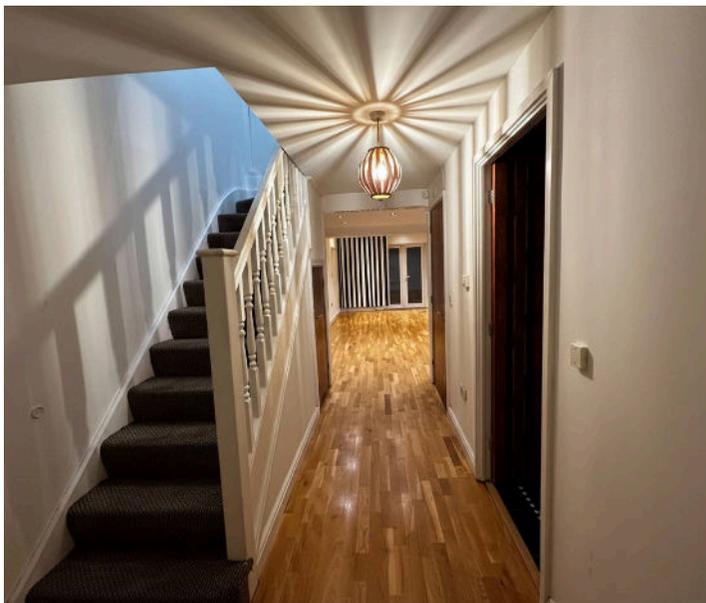
## 105 Carmichael Close

Ruislip, Ruislip

- Three double bedrooms plus study
- Extended reception
- Two bathrooms
- Good condition
- Close to Ruislip Gardens tube (Central line).

A three-four bedroom terraced house with two bathrooms situated in this quiet residential location close top Ruislip Gardens Central line tube. Entrance is via a spacious hallway leading to a modern kitchen. The spacious reception room has direct access to the private rear garden. A separate downstairs W/C completes the ground floor layout. The first floor comprises two generous double bedrooms with fitted wardrobes and a modern bathroom. The second floor offers a study room, ideal for home working, alongside a further double bedroom with fitted wardrobes and a shower room. Additional benefits include permit parking and a low-maintenance private garden.

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### **Nearest Station**

Ruislip Gardens station – approx  
0.06 miles

South Ruislip station – approx 0.5 miles  
Ruislip Manor station – approx 0.9 miles

Located on Carmichael Close, just off  
Bridgewater Road, this attractive home provides  
easy access to Ruislip Gardens tube and shops  
and access to both South Ruislip and Ruislip High  
Street.

### **Verified Material Information:**

Local: authority: Hillingdon  
Council tax band: D  
EPC Rating: C

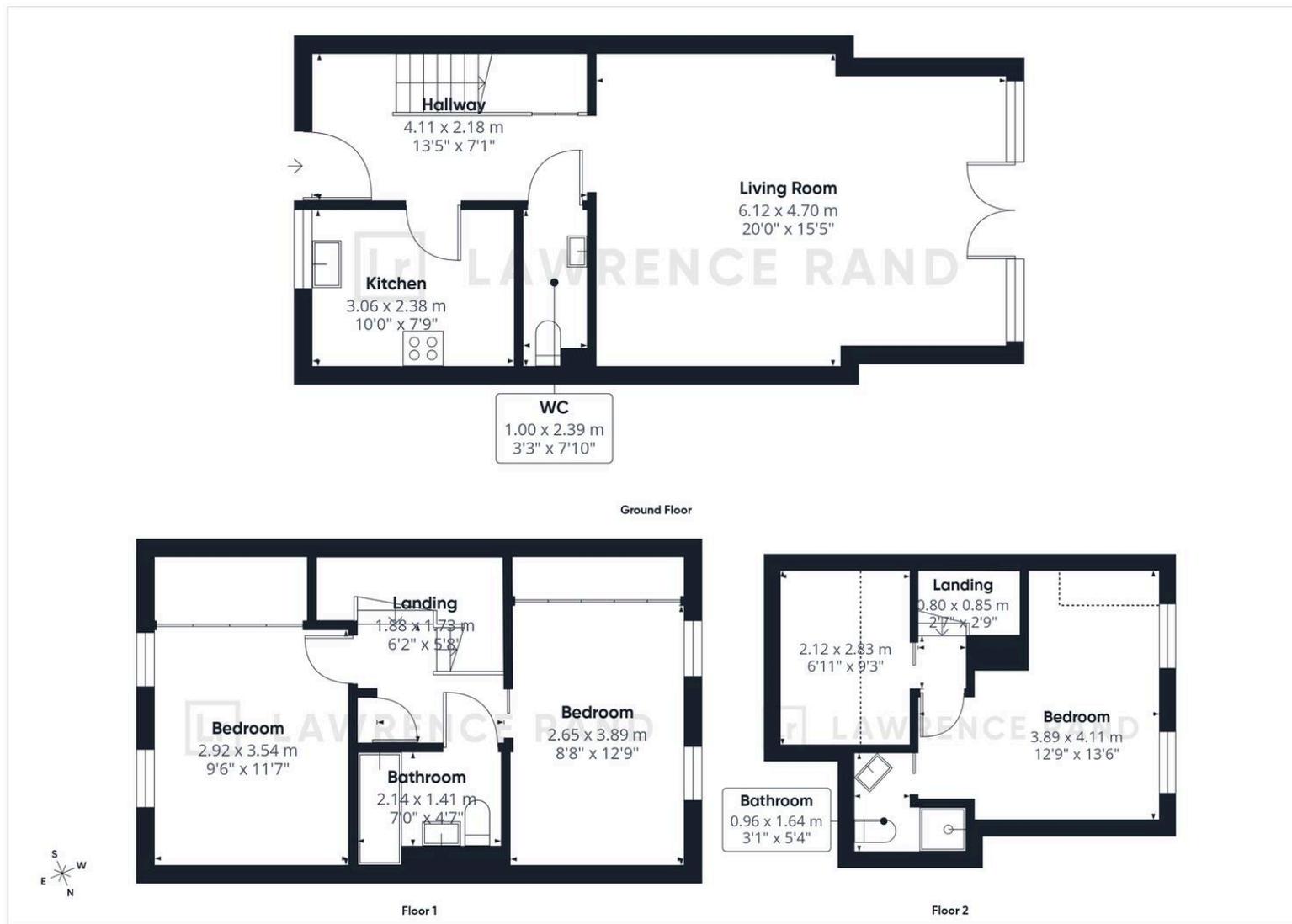
### **Suppliers:**

Electricity supply: Mains, Water supply:  
Mainswater, 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





## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Info@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

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