



**Crosier Way, Ruislip - HA4 6HG**

Guide Price **£525,000** | Freehold



**LAWRENCE RAND**



## Key Features & Description

- Two Bedrooms
- Off Street Parking
- Conservatory
- Catchment For Sacred Heart

Situated on the popular Crosier Way in Ruislip, this beautifully presented two-bedroom semi-detached home offers modern interiors and well-balanced living spaces, perfect for comfortable everyday living.

The ground floor features a bright and inviting lounge that flows effortlessly into a contemporary fitted kitchen and dining area, creating a sociable space ideal for both relaxing and entertaining. To the rear, a conservatory provides additional versatile living space and opens directly onto the garden, allowing plenty of natural light to fill the home. Upstairs, the property offers two well-proportioned bedrooms along with a stylish modern family bathroom, all finished to a high standard.

Outside, the home benefits from a private rear garden, ideal for outdoor dining, relaxation, or family time, while a driveway to the front provides convenient off-street parking.

The property is also well located for local amenities, being within easy reach of both Ruislip High Street and Ruislip Manor High Street. Families will appreciate the proximity to well-regarded schools including Sacred Heart Catholic Primary School and Ruislip High School.

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## Nearest Stations

Ruislip Station – approx 0.3 miles  
Ruislip Gardens Station – approx 0.6 miles  
Ruislip Manor Station – approx 0.6 miles

## Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: D

## Suppliers:

Electricity supply: Mains, Water supply: Mains  
water,

Sewerage: Mains

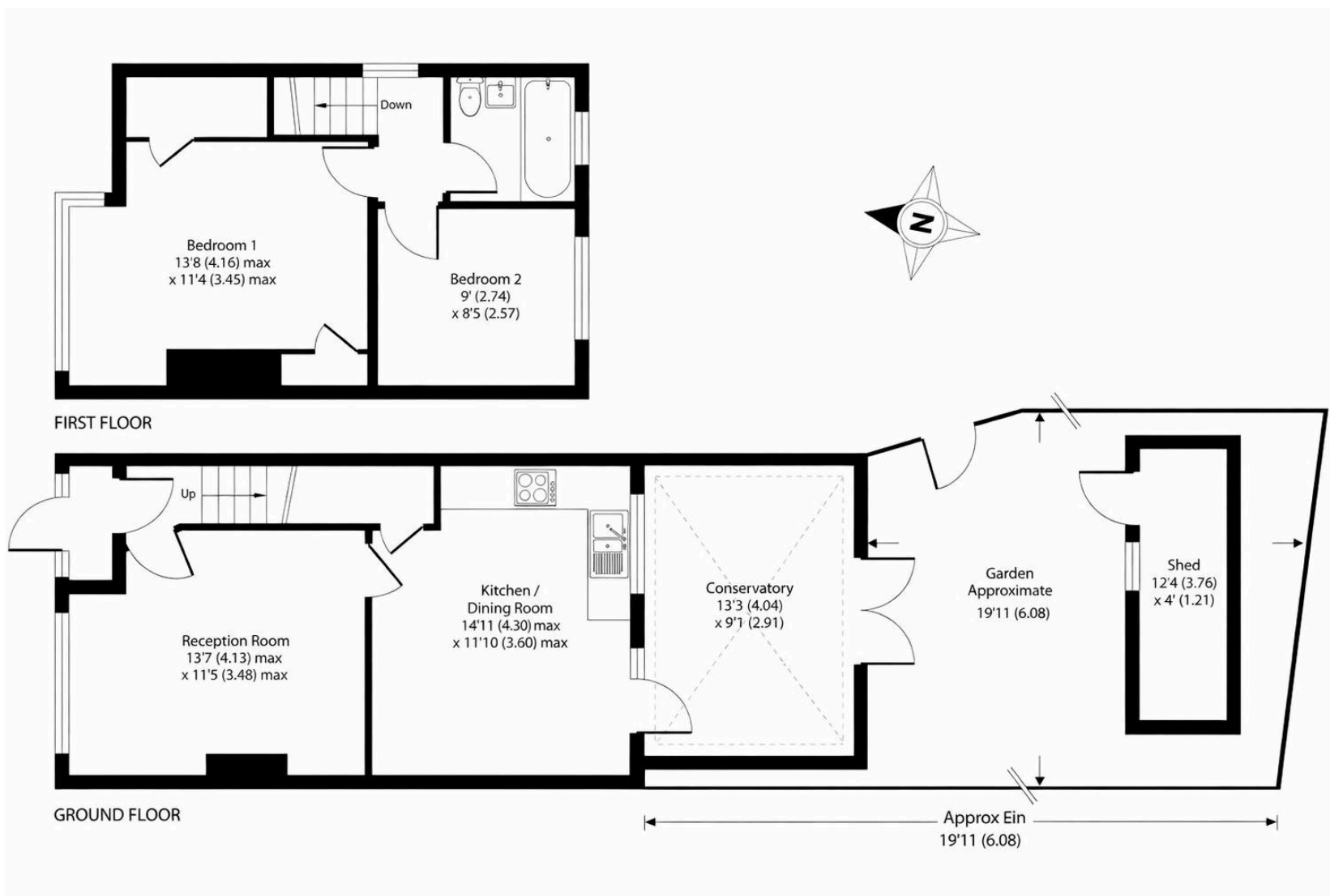
Heating: Gas central heating

## Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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





## Lawrence Rand

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