



Manningtree Road, Ruislip – HA4 0ES
£525,000

 **LAWRENCE RAND**



Key Features & Description

- Two Bedrooms
- Chain Free
- Mid Terraced
- Garden
- Potential To Extend STPP
- Close To Station

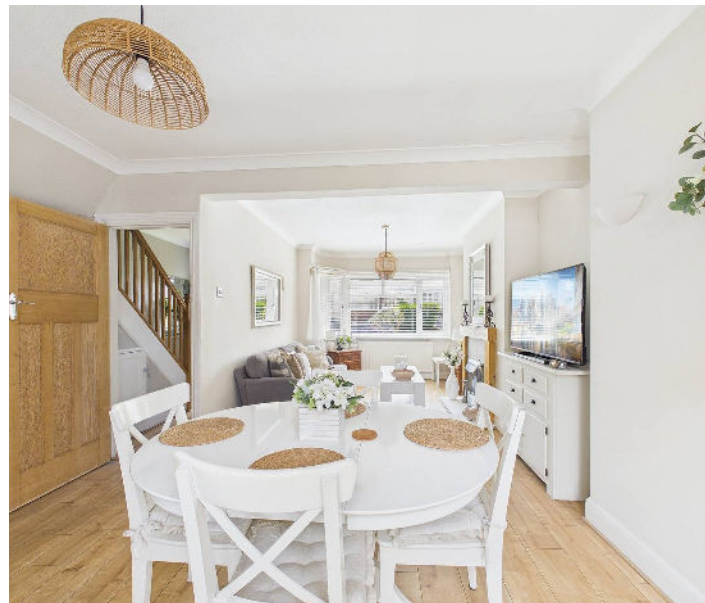
A well-presented two-bedroom terraced house situated on Manningtree Road in Ruislip, offered to the market chain free.

This charming home provides bright and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, downsizers, or investors. The property features a welcoming entrance hallway, a spacious reception room ideal for relaxing and entertaining, and a fitted kitchen with access to the rear garden.

To the first floor are two good-sized bedrooms along with a family bathroom. Externally, the property benefits from a private rear garden.

Conveniently located close to local amenities, highly regarded schools, and excellent transport links, including nearby stations providing easy access into Central London, this property offers both comfort and convenience in a sought-after residential setting.

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





Nearest Stations

South Ruislip – approx 0.6 miles

Ruislip Garden Station approx 0.9 miles

Ruislip Manor Station – approx 1 mile

Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: TCB

Suppliers:

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

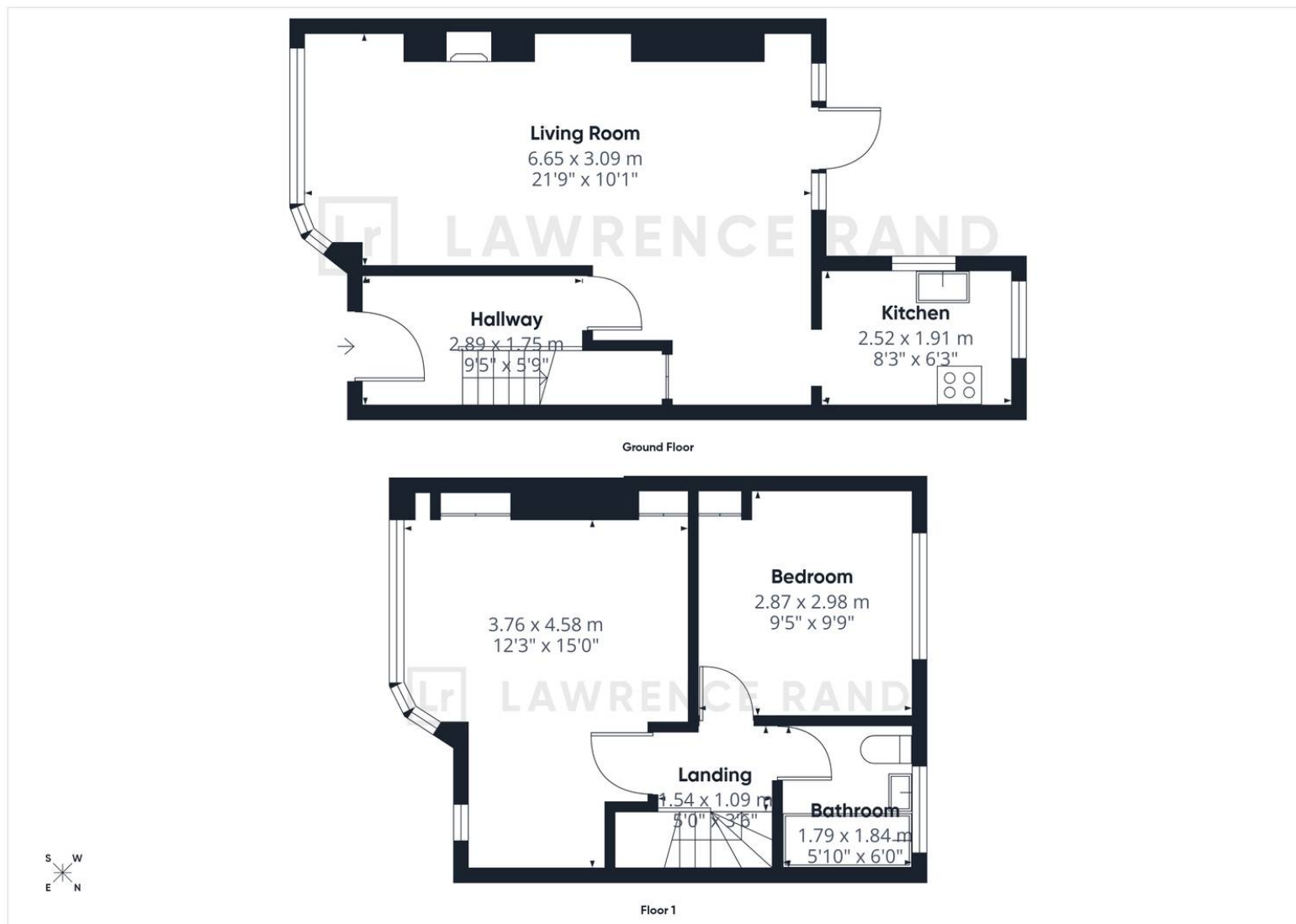
Heating: Gas central heating

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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