



Manningtree Road, Ruislip - HA4 0ER  
£515,000 | Freehold

 **LAWRENCE RAND**



## Key Features & Description

- Two Bedrooms
- Driveway
- Garden
- Garage
- Mid-terraced
- Close To Station

Welcome to this charming **two-bedroom terraced house on Manningtree Road, Ruislip**, offering a comfortable and practical living space in a sought-after residential setting.

This well-presented home features a bright and inviting lounge, perfect for relaxing or entertaining, alongside a separate kitchen providing functional space for everyday living and dining. Upstairs, there are **two well-proportioned bedrooms**, ideal for couples, small families, or those looking for a dedicated home office.

The property benefits from a modern family bathroom and offers a layout designed to maximise space and natural light throughout. Outside, the home provides a private rear garden, creating an excellent spot for outdoor seating, entertaining, or enjoying some quiet time.

Situated on Manningtree Road, the property enjoys excellent local amenities, nearby schools, transport links, and access to green spaces, making it an appealing choice for a range of buyers seeking convenience and community in Ruislip.

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### **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: C

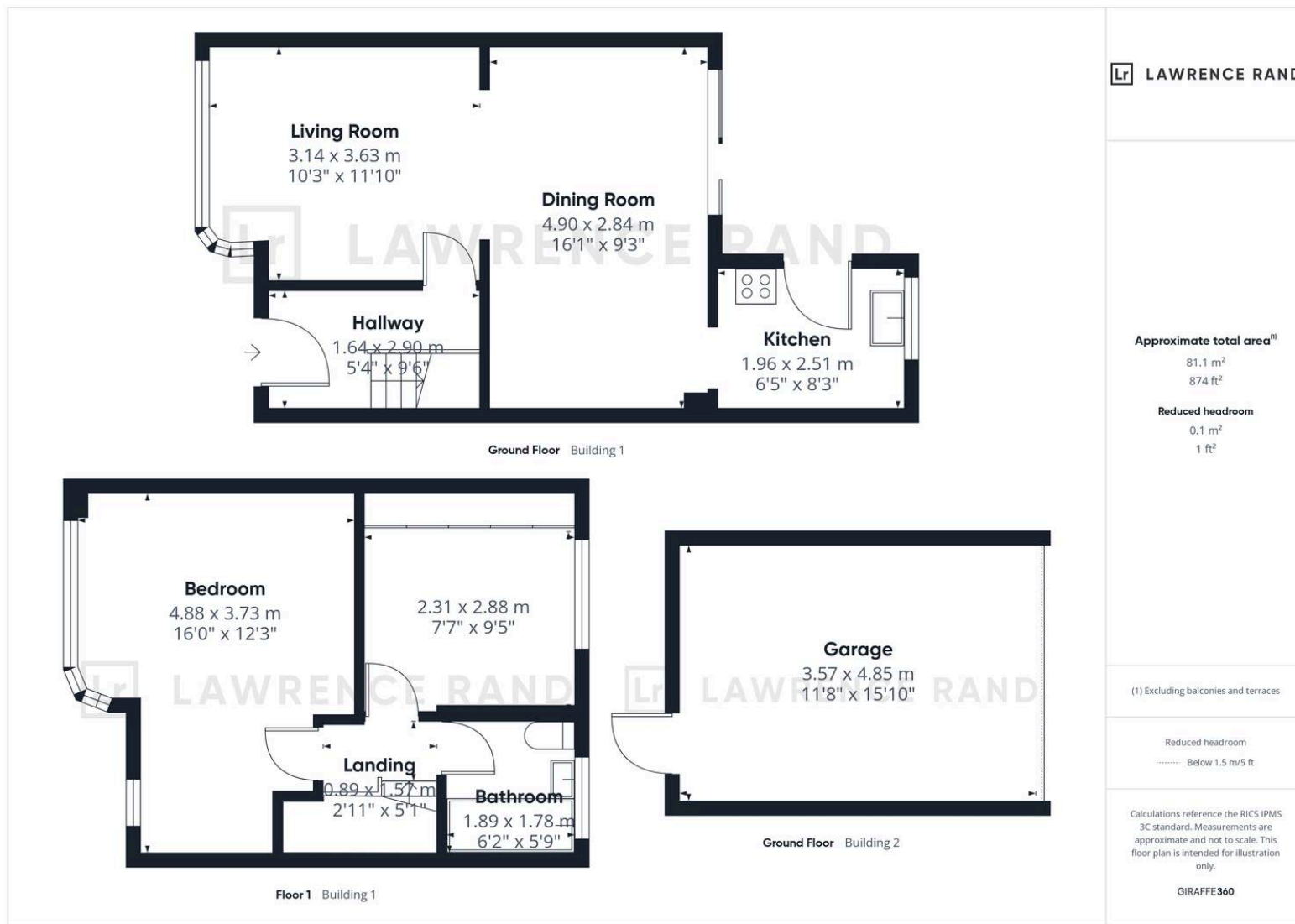
### **Suppliers**

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





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