



Seaton Gardens, Ruislip - HA4 0AY  
£589,000 | Freehold

 **LAWRENCE RAND**



## Key Features & Description

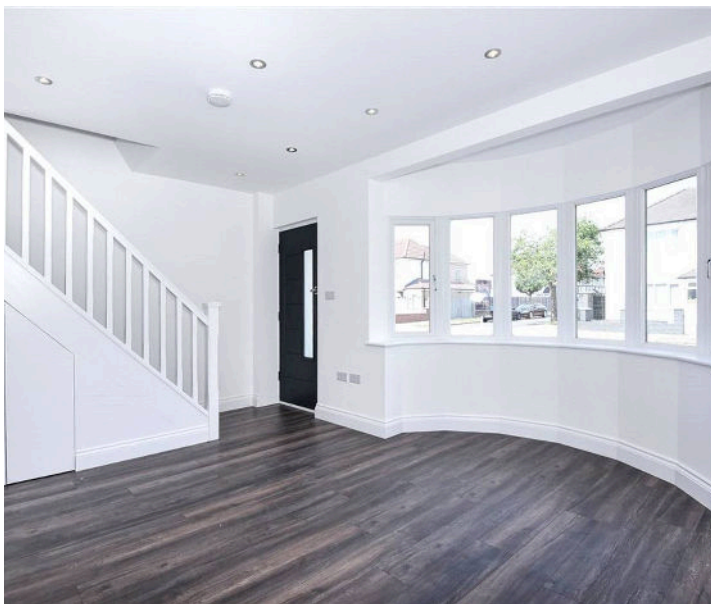
- Three Bedrooms
- Extended To The Rear
- Ground Floor Wc
- Off Street Parking
- Open Plan Kitchen/Diner
- Utility Room

A beautifully presented and extended three-bedroom terraced home situated in the sought-after location of Seaton Gardens. Offering spacious and versatile living accommodation throughout, this property is ideal for families, first-time buyers, or those looking to upsize.

The ground floor briefly comprises a welcoming entrance hallway, a generous lounge, and a modern open-plan kitchen/dining area enhanced by the extension, creating the perfect space for entertaining and everyday family living. The ground floor has an additional benefit of a ground floor wc and utility room. Upstairs features three well-proportioned bedrooms and a contemporary family bathroom.

Externally the property benefits from a private rear garden with patio area and off-street parking for two cars at the front of the property. There is also ample on-street parking nearby. Conveniently located close to local schools, shops, transport links, and amenities, this home combines comfort, practicality, and a desirable setting.

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### **Nearest Stations**

Ruislip Gardens - approx 0.4

Ruislip Manor - approx 0.4

Ruislip - approx 0.4

### **Verified Material Information:**

Council Tax band: D

EPC Energy Efficiency Rating: C

### **Suppliers:**

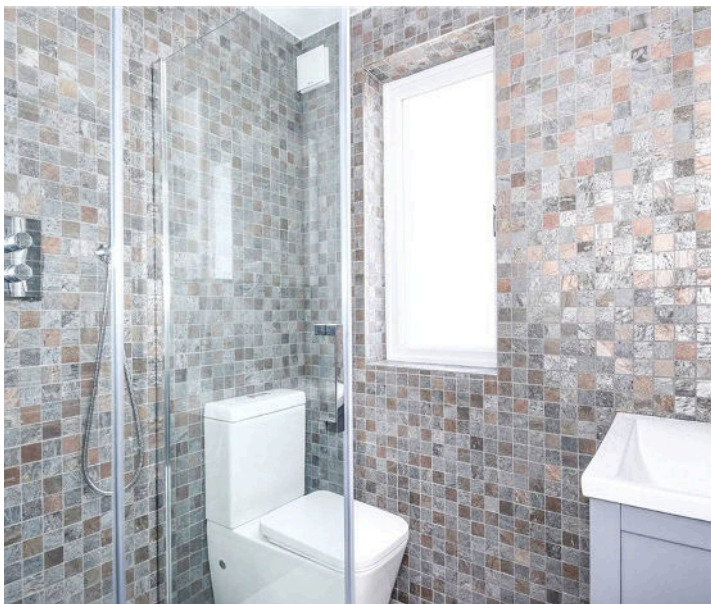
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

Heating: Gas central heating

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

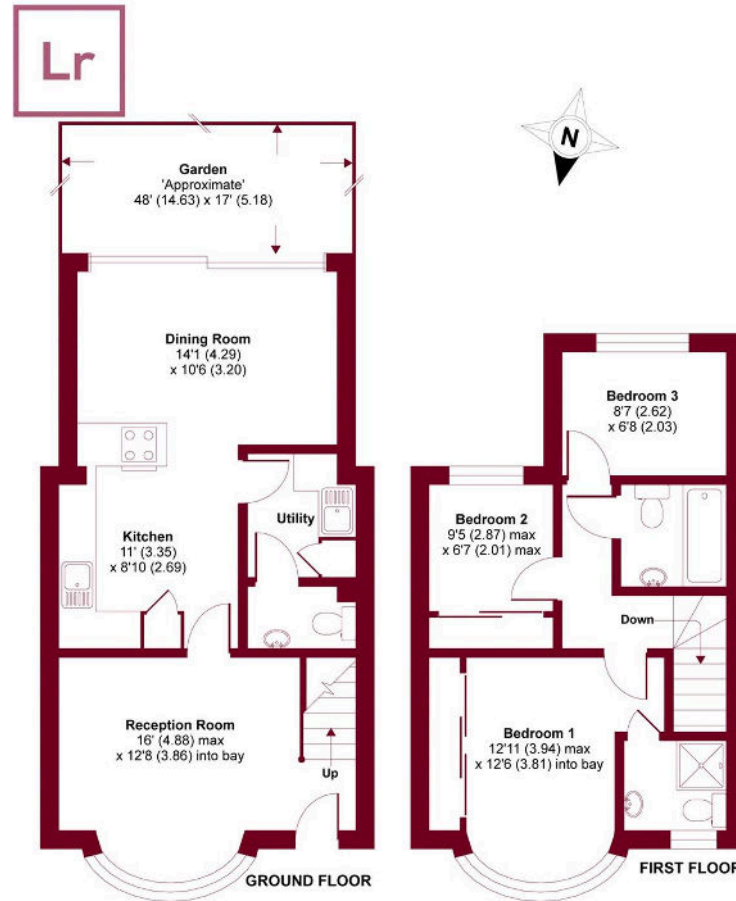
Broadband: FTTP (Fibre to the Premises)

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



## Seaton Gardens, Ruislip, HA4

APPROX. GROSS INTERNAL FLOOR AREA 855 SQ FT 79.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[sales@lawrence-rand.co.uk](mailto:sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk/](http://www.lawrence-rand.co.uk/)

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