



**Whitby Road, Ruislip – HA4 9DS**

Guide Price £620,000



**LAWRENCE RAND**



## Key Features & Description

- Three Double Bedrooms
- Driveway Parking
- Ground Floor WC
- Garage Conversion
- Close To Local Station
- Semi Detached

Situated on the highly sought-after Whitby Road in Ruislip, this well-presented three-bedroom semi-detached family home is offered to the market **chain free**, providing an excellent opportunity for buyers looking for a smooth and straightforward purchase. The property is in good condition throughout and offers spacious and versatile accommodation. The ground floor benefits from a bright and welcoming reception room, a well-appointed separate kitchen and a garage conversion, creating valuable additional living space that can be used as a utility room, home office, or fourth bedroom, depending on individual requirements. A further benefit for the property is the guest wc on the ground floor. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from a private rear garden, ideal for entertaining and family enjoyment, together with off-street parking to the front. Whitby Road is conveniently located within easy reach of Ruislip's excellent range of shops, restaurants, highly regarded schools and transport links.

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Nearest Station

Ruislip Gardens Station – approx 0.4 miles

South Ruislip Station – approx 0.6 miles

Ruislip Manor Station – approx 0.7 miles

### Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: C

### Suppliers:

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

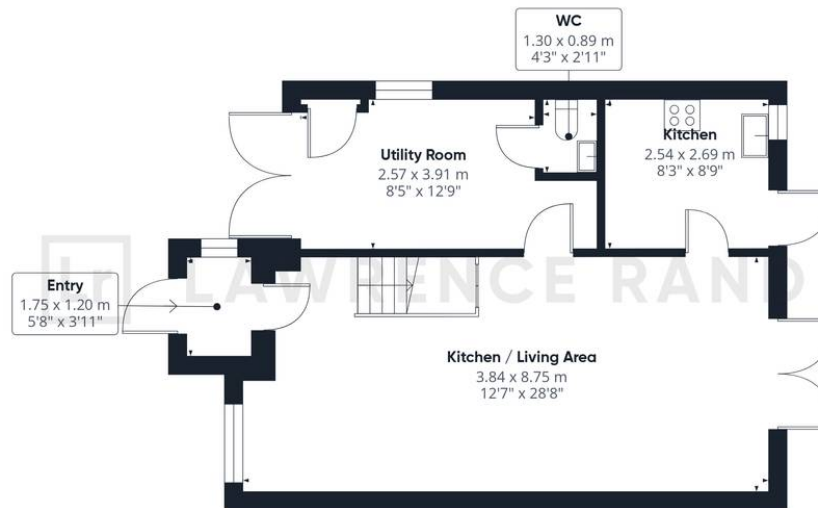
Heating: Gas central heating

### Broadband & mobile coverage:

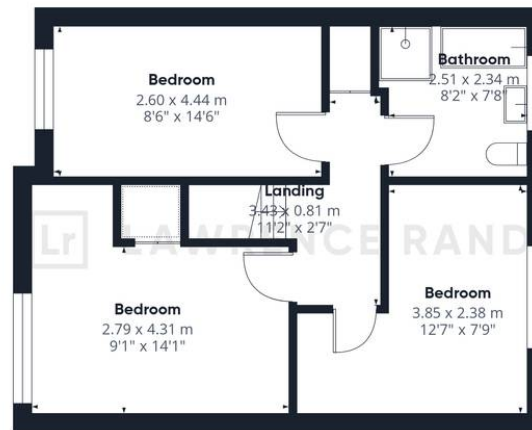
Broadband: FTTP (Fibre to the Premises)

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





Ground Floor



Floor 1



**Lr LAWRENCE RAND**

**Approximate total area<sup>m</sup>**  
102.5 m<sup>2</sup>  
1104 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Lawrence Rand

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