



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

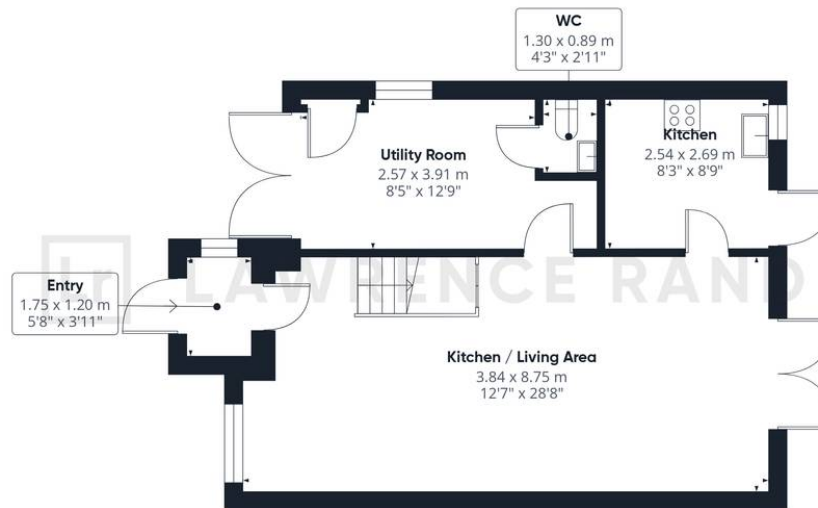
Heating: Gas central heating

Broadband & mobile coverage:

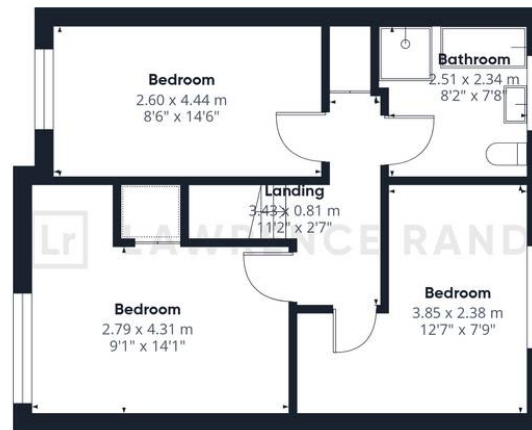
Broadband: FTTP (Fibre to the Premises)

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





Ground Floor



Floor 1



Lr LAWRENCE RAND

Approximate total area^m
102.5 m²
1104 ft²

(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.

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