



**Edwards Avenue, Ruislip – HA4 6UT**

Guide Price £675,000 | Freehold

**Lr** **LAWRENCE RAND**



## Key Features & Description

- Three Bedrooms
- Garage
- Driveway Parking For Around Four Cars
- Additional Bathroom On The Ground Floor Bathroom
- Extended
- Three Reception Room/ Separate Dinning Area
- End Of Terraced

Lawrence Rand are pleased to present a well-proportioned three-bedroom, two-bathroom family home situated on Edwards Avenue in Ruislip, offering versatile accommodation arranged over two floors.

The ground floor comprises an entrance hall leading into a spacious living room, with a separate dining room and an additional dining area providing excellent space for family living and entertaining. The kitchen is positioned centrally within the home and is complemented by a separate utility room. There is also a useful office, a ground-floor bathroom and access to the integral garage.

To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC, together with a landing area providing access to all rooms.

The property offers a practical and flexible layout, making it well suited to family life. The additional office, utility room and garage provide valuable space for modern-day living, while the separate reception and dining areas offer plenty of room for entertaining.

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





## Nearest Stations

South Ruislip – approx 0.2 miles

Ruislip Gardens – approx 0.8 miles

Ruislip Manor – approx 1.5 miles

## Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: TCB

## Suppliers

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

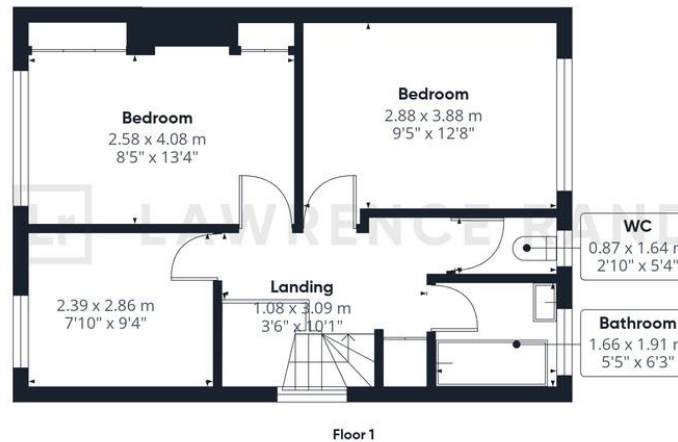
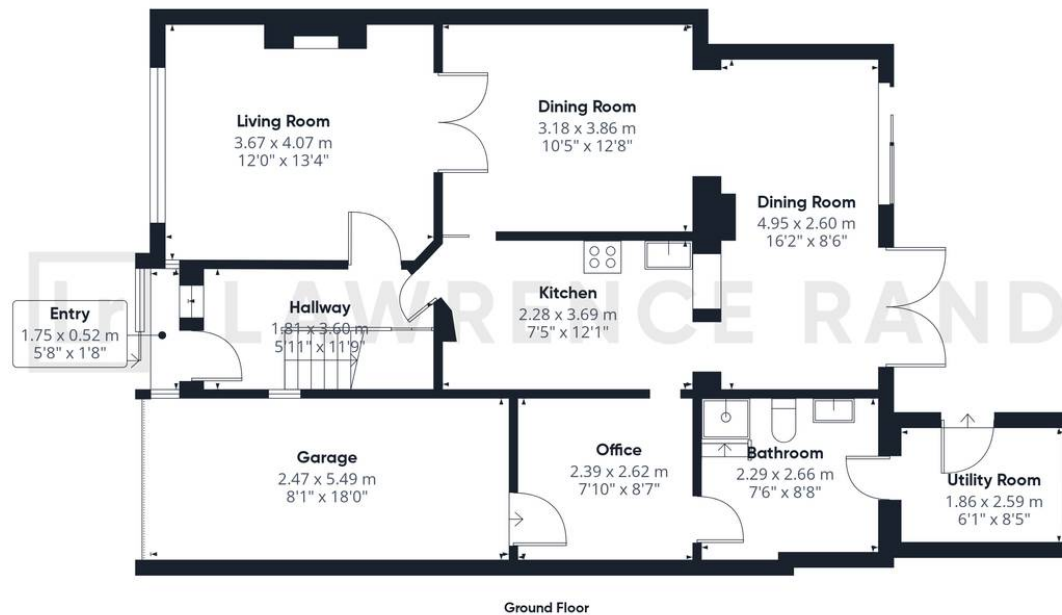
Heating: Gas central heating

## Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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





**Lawrence Rand**

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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