



Herlwyn Avenue, Ruislip – HA4 6HD

Offers in Region of **£600,000 | Freehold**



LAWRENCE RAND



Key Features & Description

- Two/Three Bedrooms
- Garage
- Driveway
- Detached
- Close To Station
- Chain Free
- Potential To Extend STPP

Situated on the sought-after Herlwyn Avenue, this charming two-bedroom detached bungalow offers spacious and versatile accommodation in the heart of Ruislip. Offered with no onward chain, the property can easily be adapted to create a third bedroom.

Originally built as a three-bedroom bungalow, the layout has been altered to create a larger lounge, but can be restored with the addition of a stud wall.

The property comprises a bright living room, separate dining room, well-proportioned kitchen with rear access, two bedrooms and a family bathroom, all arranged around a central hallway.

Outside, there is an attached garage, private driveway and rear garden.

Ideally located close to highly regarded schools, local amenities and excellent transport links, with Ruislip and Ruislip Gardens stations nearby. An ideal home for downsizers, small families or those seeking flexible single-level living.

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Nearest Stations

Ruislip Station – approx 0.2 miles

Ruislip Gardens Station – approx 0.7 miles

Ruislip Manor Station – approx 0.6 miles

West Ruislip Station – 0.6 miles

Ickenham Station – approx 0.8 miles

Verified Material Information:

Council Tax band: E

EPC Energy Efficiency Rating: D

Suppliers:

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

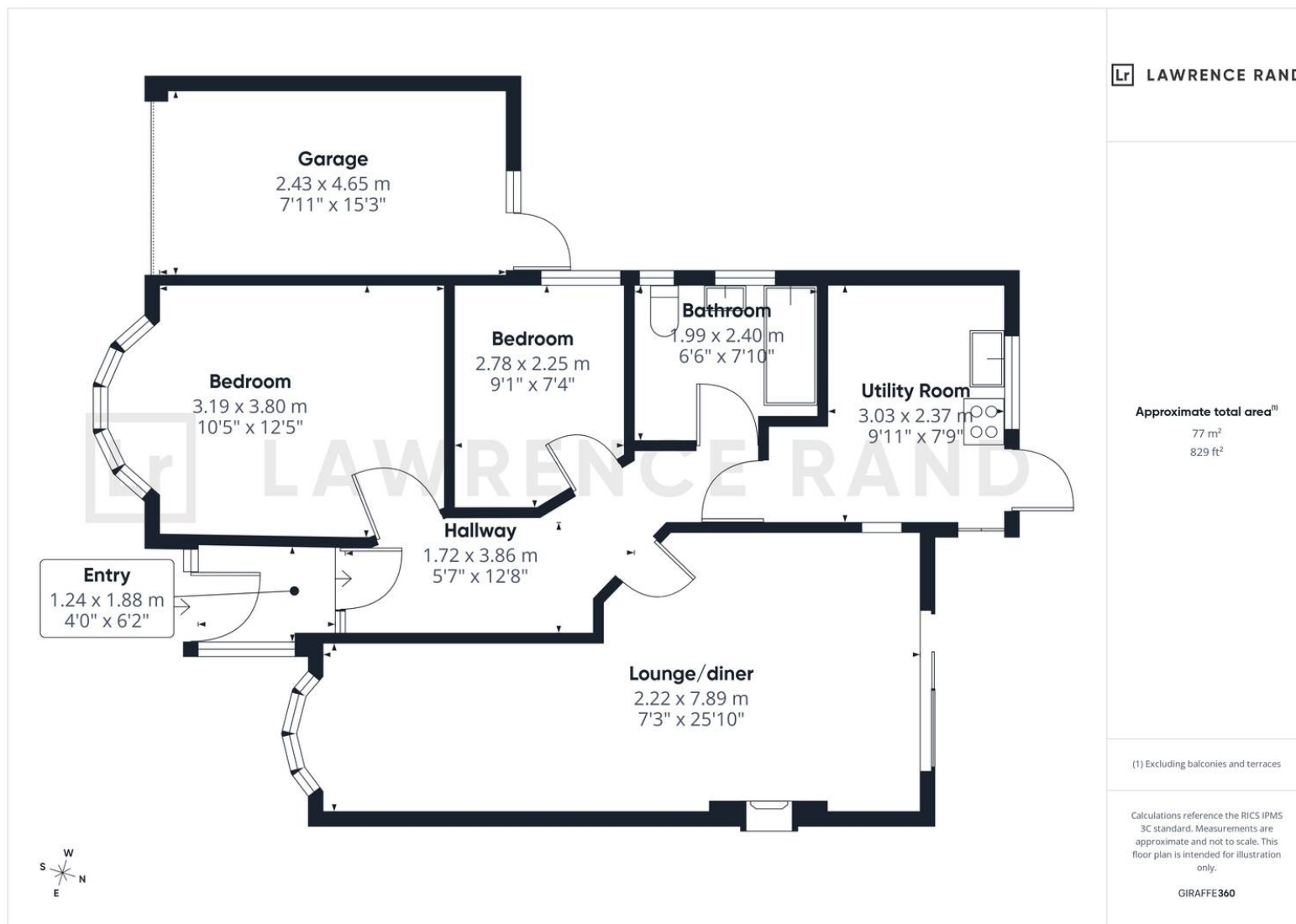
Heating: Gas central heating

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

www.lawrence-rand.co.uk/

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