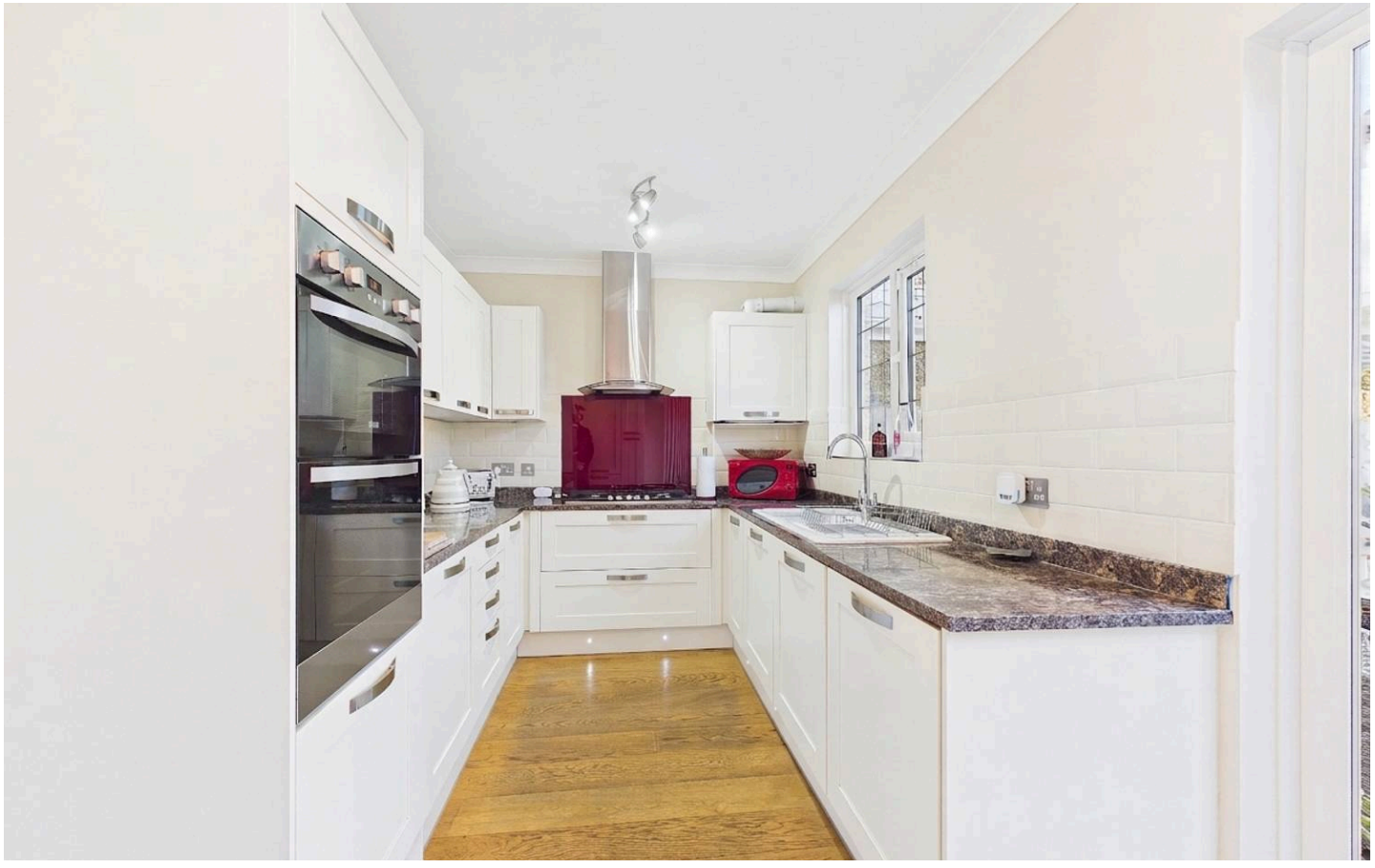


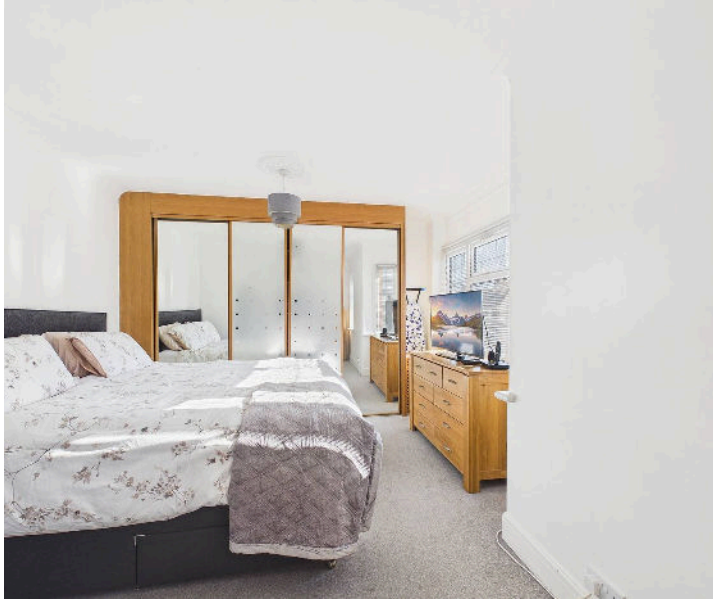
# Exmouth Road, Ruislip - HA4 0UN

£530,000 | Freehold

LAWRENCE RAND







# Key Features & Description

- Two Double Bedrooms
- Garage
- Immaculate Condition Throughout
- Mid- Terraced

Situated on Exmouth Road in Ruislip, this immaculate two-bedroom mid-terraced house offers well-maintained accommodation throughout. The property is ideal for first-time buyers, downsizers or investors looking for a home in a popular residential location.

The ground floor comprises a welcoming reception area, a well-appointed kitchen and access to the rear garden. To the first floor are two bedrooms and a family bathroom, providing practical and comfortable living space. Externally, the property benefits from a private rear garden and garage, offering an ideal space for relaxing or entertaining during the warmer months.

Conveniently located for Ruislip's local shops, amenities and transport links, the property provides easy access to nearby stations and a range of local facilities.

Offered in immaculate condition throughout, this property is ready to move into and should be viewed to be fully appreciated.

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







## Nearest Stations

South Ruislip Station- approx 0.5 miles

Ruislip Gardens Station approx -0.6 miles

Eastcote Station - apporx 0.9 mile

### Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: TBC

### Suppliers:

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

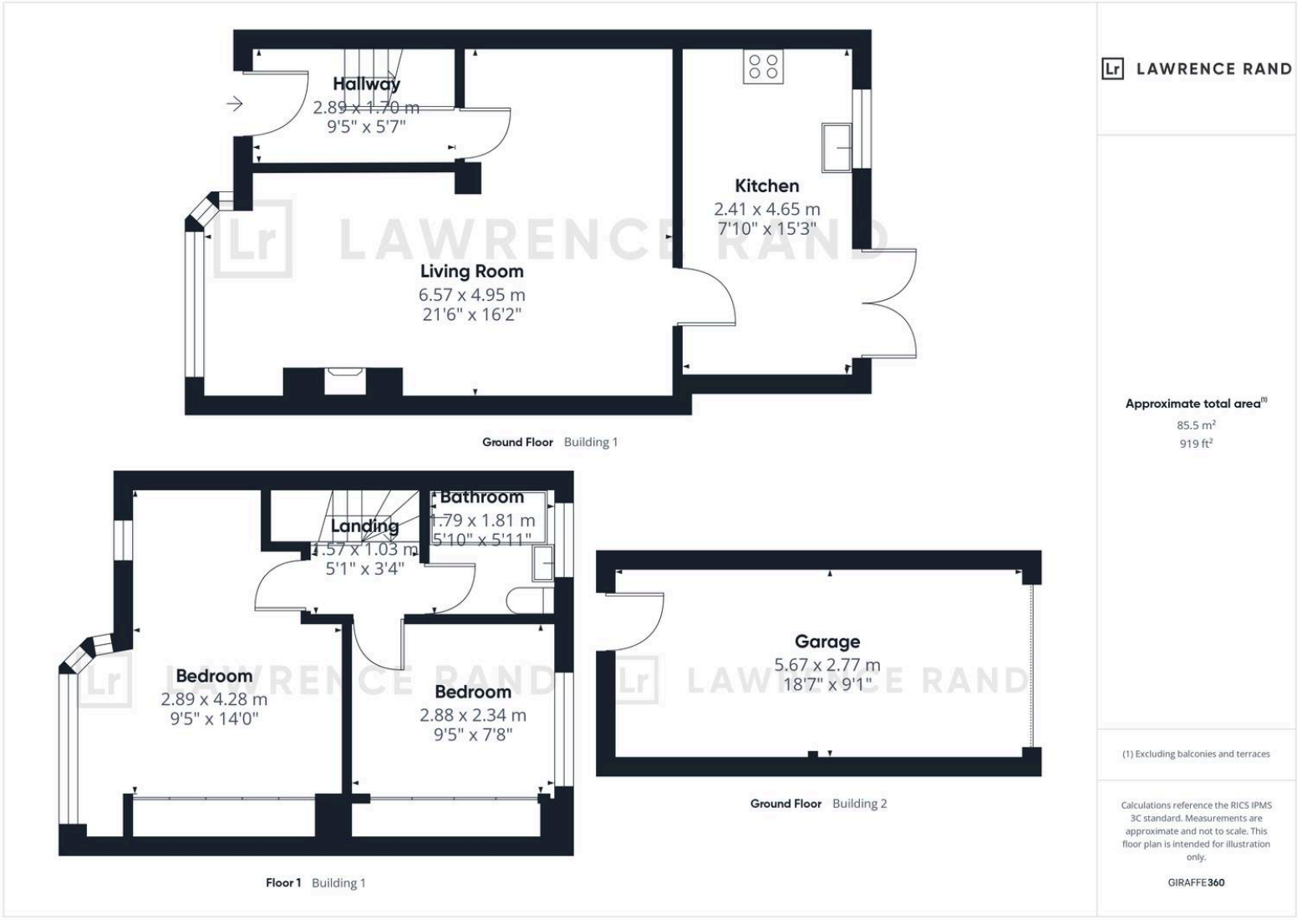
## Heating:

Gas central heating

### Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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





# Lawrence Rand

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