



**LAWRENCE RAND**

**Woodlands Avenue, Ruislip**

Guide Price **£650,000**



## Woodlands Avenue

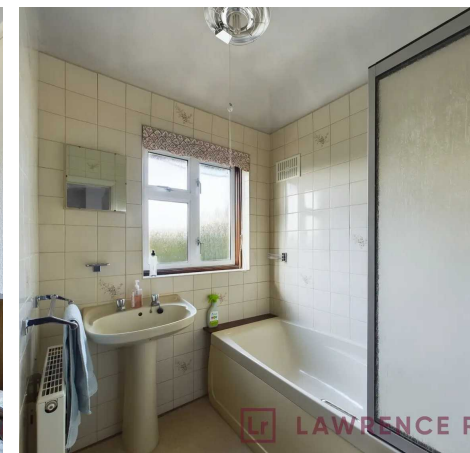
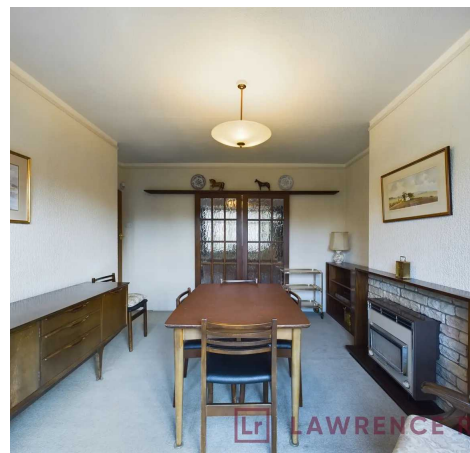
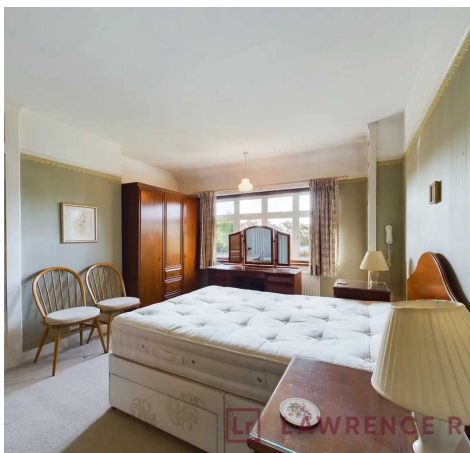
Ruislip, Ruislip

Charming 3-bed semi-detached house in sought-after area. 2 spacious reception rooms, generous garden, potential to expand. Garage, private drive, close to amenities, tube station, and schools. NO ONWARD CHAIN.

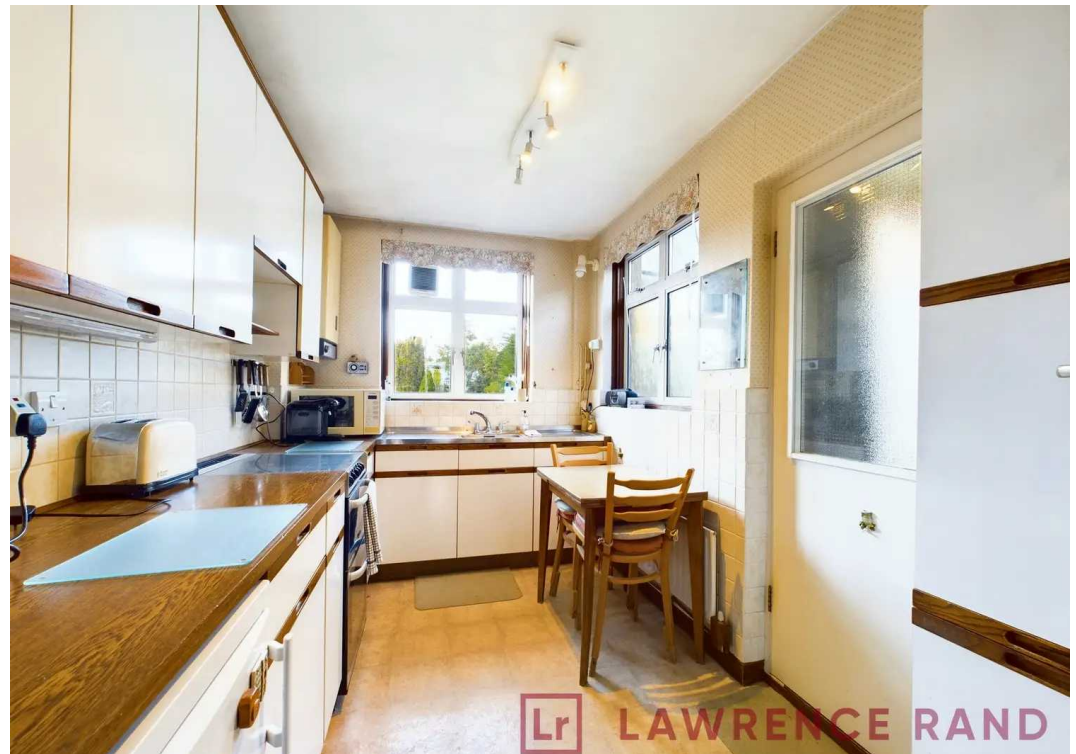
Council Tax band: E

Tenure: Freehold

- Semi-detached house
- Three bedrooms
- Two reception rooms
- Generous garden
- Potential to extend (stpp)
- Requires updating
- Garage via own drive
- Amenities & tube short walking distance
- Highly regarded schooling walking distance
- NO ONWARD CHAIN









**Ground Floor**

**Approximate total area<sup>(1)</sup>**

1060.75 ft<sup>2</sup>

98.55 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





## Lawrence Rand

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