



East Mead, Ruislip, HA4 9HH  
£525,000 | Freehold

**Lr** LAWRENCE RAND





## Key Features & Description:

- Three bedrooms
- Spacious
- South facing garden
- Potential to extend
- No chain

A three bedroom terraced house situated on this quiet residential road close to South Ruislip's multiple shopping and transport amenities with no onward chain.

The spacious property has accommodation comprising of; entrance hallway, through lounge, and kitchen. To the first-floor are landing area, three bedrooms and family bathroom. To the rear is a South-facing garden and a garage with rear access.

East Mead is a popular road within walking distance to the shopping and transport amenities of South Ruislip, which is on the Central and Main line, the Metropolitan/Piccadilly line is also accessible locally. For the motorist, there are excellent connections to central London via the M25 and the M40. Some of the areas sought after schools including St Swithun Wells is also within the catchment area.

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







### Location:

East Mead is a popular road within walking distance to the shopping and transport amenities of South Ruislip, which is on the Central and Main line, the Metropolitan/Piccadilly line is also accessible locally. For the motorist, there are excellent connections to central London via the M25 and the M40. Some of the areas sought after schools including St Swithun Wells is also within the catchment area.

### Verified Material Information:

Local authority: Hillingdon

Council tax band: E

EPC Rating: C

### Suppliers:

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

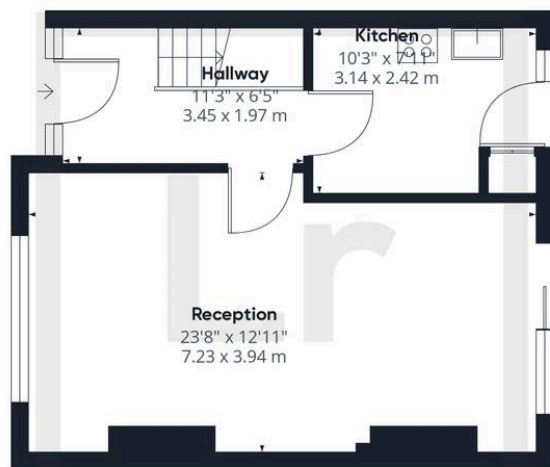
Heating: Gas central heating

### Broadband & mobile coverage:

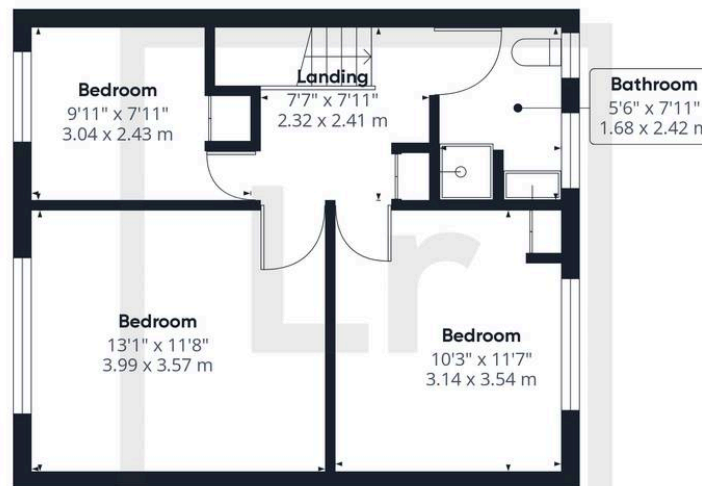
Broadband: FTTP (Fibre to the Premises)

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

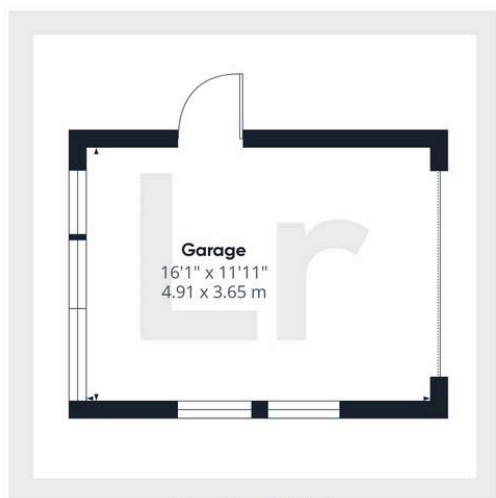




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

## 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)

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.