



**Brookside Field End, Ruislip – HA4 6UW**  
Guide Price £699,950 | Freehold



**LAWRENCE RAND**



## Key Features & Description:

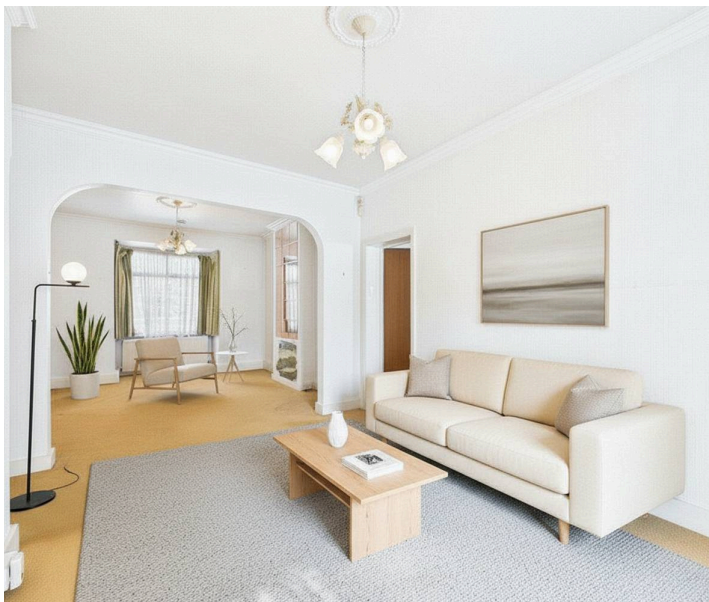
- Double Garage
- Detached
- 2 bathrooms
- Overlooking greenbelt land
- Opportunity for investors to re develop
- Potential building plot measuring 22m width X 21m deep

Nestled on a quiet, private road, this charming detached bungalow boasts stunning, picturesque views to the left and rear, overlooking peaceful greenbelt land. Offering over 900 sqft of versatile living space, the property features two spacious double bedrooms and sits on a substantial 22m x 21m plot.

This home presents a fantastic opportunity for those looking to re-develop or extend, with potential for an impressive new scheme (subject to planning permission). Perfectly positioned for privacy and tranquility, yet within easy reach of local amenities, this is a rare chance to secure a property with both charm and potential.

*(Please note: no option agreement is available at the vendor's request.)*

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### **Nearest Stations & Location:**

South Ruislip – approximately 0.37 miles

Ruislip Gardens (Tube) – ~0.9 miles

Northolt (Tube) – 1.1 miles

The property is conveniently located, just a few minute's walk from South Ruislip Central/Mainline station and the local shops, as well as Sainsburys, Asda and the 'Old Dairy' complex. The A40/M40, M25 road network is just a couple of minute's drive from the property, providing quick access to London and the Home Counties. There are a number of well-regarded schools including St Swithun Wells & Queensmead.

### **Verified Material Information:**

London Borough of Hillingdon, Council tax band:  
F

Energy Performance rating: F

### **Suppliers:**

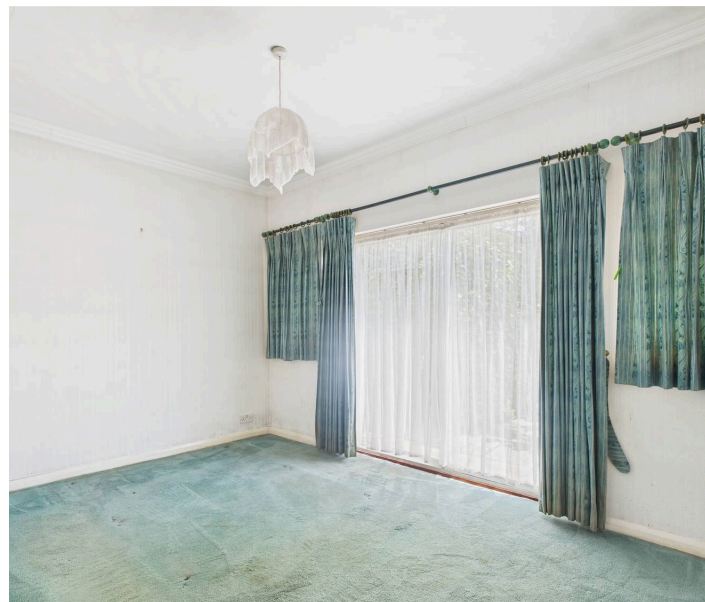
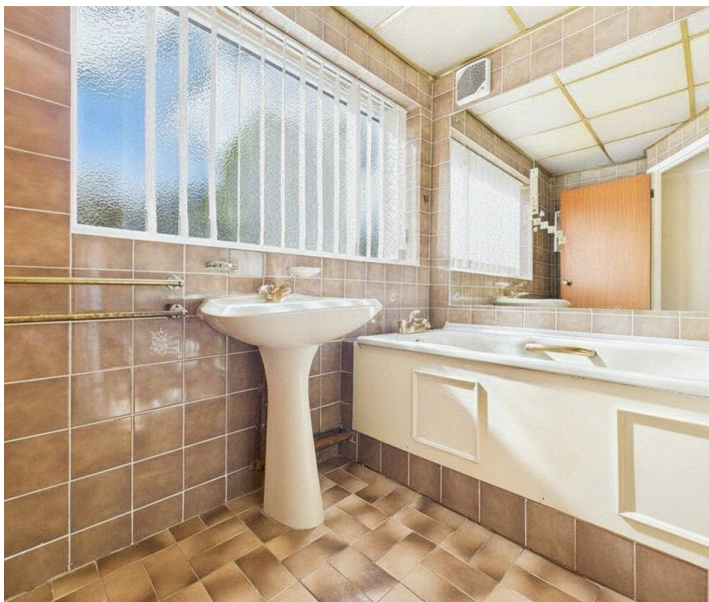
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

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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