



Rabournmead Drive, Northolt - UB5 6YJ

Guide Price **£345,000** | Freehold



LAWRENCE RAND



Key Features & Description

- One Bedroom House
- Private Rear Garden
- Open Plan Kitchen Living
- Close To Northolt And South Ruislip
- Driveway
- Conservatory

A well-presented one-bedroom freehold house in a popular development on the borders of Northolt and South Ruislip, ideal for first-time buyers or investors.

The ground floor features an entrance porch leading to a bright open-plan living space with lounge, modern fitted kitchen with integrated appliances, and patio doors opening onto a private garden. Stylish wood flooring runs throughout the ground floor.

Upstairs offers a spacious double bedroom and a contemporary bathroom with bath, WC and vanity basin.

The property also benefits from a private garden and off-street parking, and is conveniently located close to local amenities, transport links and green spaces.

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





Nearest Stations

Northolt Station – approx 0.7 miles
South Ruislip Station – approx 0.8 miles
Northolt Park Station – approx 1.1 miles

Verified Material Information:

Council Tax band: C

EPC Energy Efficiency Rating: E

Suppliers:

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

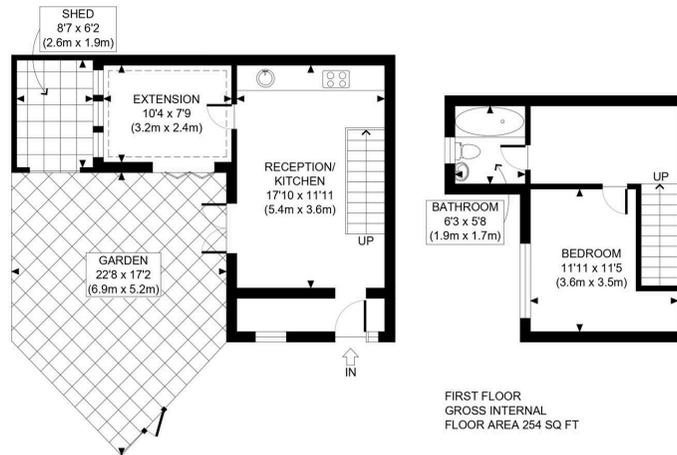
Heating: Electric

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

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





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 338 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 294 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 592 SQ FT/ 55 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Lawrence Rand
51 Victoria Road, Ruislip - HA4 9BH
01895 632211

sales@lawrence-rand.co.uk
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.