



**Queens Walk, Ruislip – HA4 0NW**

Offers in Region of **£925,000 | Freehold**



**LAWRENCE RAND**



## Key Features & Description

- Driveway Parking For Up To Three Cars
- Detached
- Utility Room
- Garage
- Four Spacious Bedrooms
- Two Reception Rooms
- Chain Free

An impressive and generously sized four-bedroom chain-free detached family home offering flexible accommodation over two floors, ideal for modern family living.

The property features a welcoming porch and entrance hall, a bright front reception room, and a rear dining room that opens into an extended L-shaped kitchen, creating a fantastic open-plan hub. The ground floor also includes a craft room/home office, downstairs WC, and an integral garage.

Upstairs are four well-proportioned bedrooms, with the principal bedroom benefiting from an additional shower, alongside a family bathroom.

Externally, the home offers off-street parking and a private South-West facing rear garden, perfect for afternoon and evening sun.

Located in a highly desirable area, this spacious home is ideal for families seeking comfort and convenience.

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## Nearest Stations

South Ruislip Station – approx 0.3 miles

Ruislip Gardens Station – approx 0.6 miles

Ruislip Manor Station – approx 1.1 miles

## Verified Material Information:

Council Tax band: F

EPC Energy Efficiency Rating: C

## Suppliers:

Electricity supply: Mains,

Water supply: Mains water

Sewerage: Mains

Heating: Gas central heating

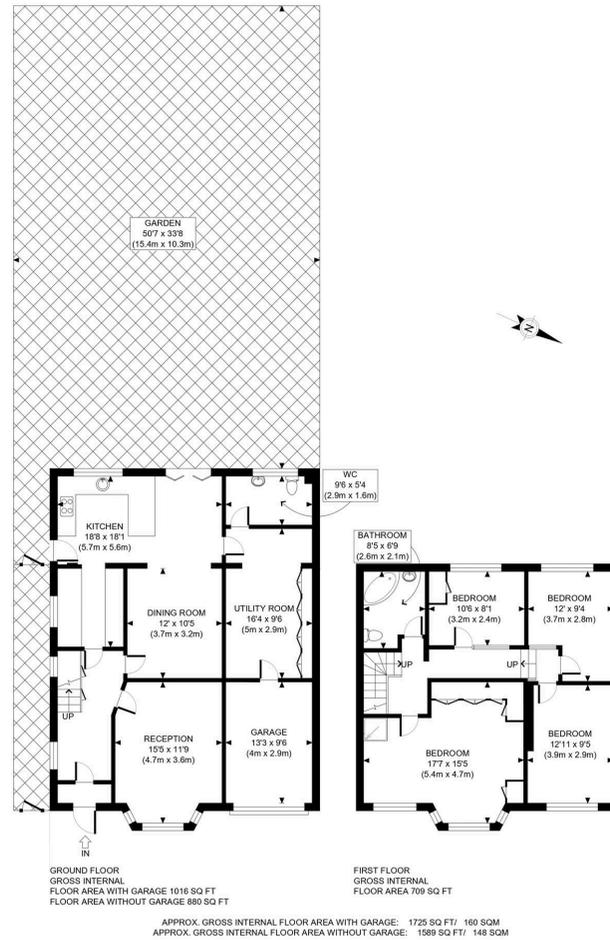
## Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,

Three - Excellent, EE - Excellent





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

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