

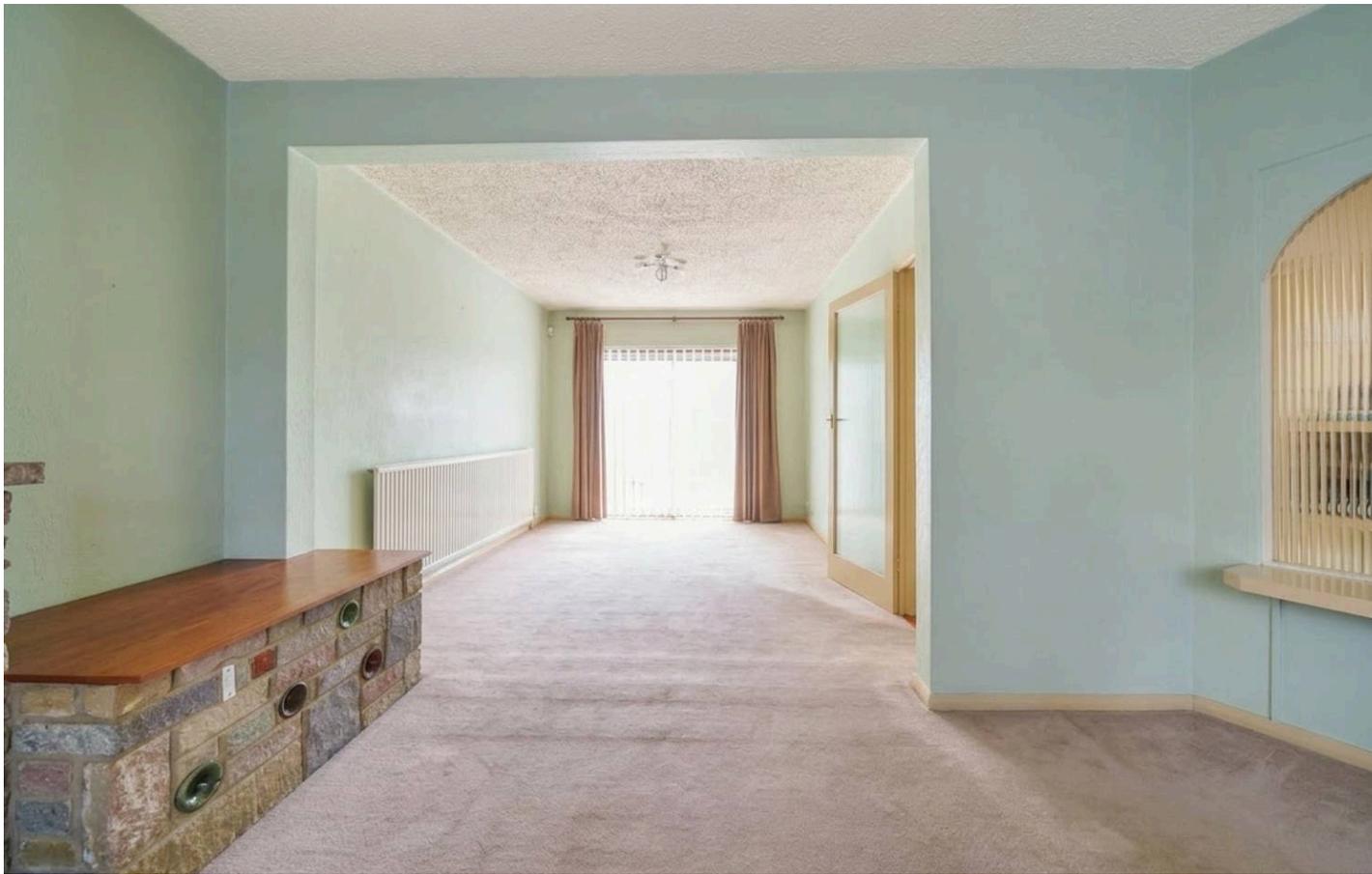


Queens Walk, Ruislip – HA4 0NW

Guide Price **£575,000** | Freehold



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Key Features & Description

- Semi-detached
- Multiple off road parking
- Good size garden
- Close to shops, schools & station
- Chain free
- Large garage

A three-bedroom semi-detached family home located on the sought-after Queens Walk, ideally positioned within easy reach of highly regarded local schools and excellent transport links. The property offers off-street parking for multiple vehicles and provides scope to extend to the rear (subject to planning permission).

The ground floor comprises a welcoming entrance hall with stairs leading to the first floor, a bright and spacious interconnecting reception and dining room, and a fitted kitchen with access to the garden.

Upstairs, the first floor features a landing, two generously sized double bedrooms, a well-proportioned single bedroom, a family bathroom, and a separate WC.

Externally, the rear garden is mainly laid to lawn with a patio area, perfect for outdoor entertaining, and benefits from convenient side access. There is also direct access to the garage. To the front, the property provides ample off-street parking.

Situated in a popular residential area, Queens Walk is close to a variety of local amenities, including shops, green spaces, and both primary and secondary schools.

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Nearest Stations

South Ruislip Station – approx 0.6 miles
Ruislip Gardens Station – approx 0.7 miles
Eastcote Station – approx 0.8 miles

Verified Information:

Council Tax band: E

EPC Energy Efficiency Rating: E

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

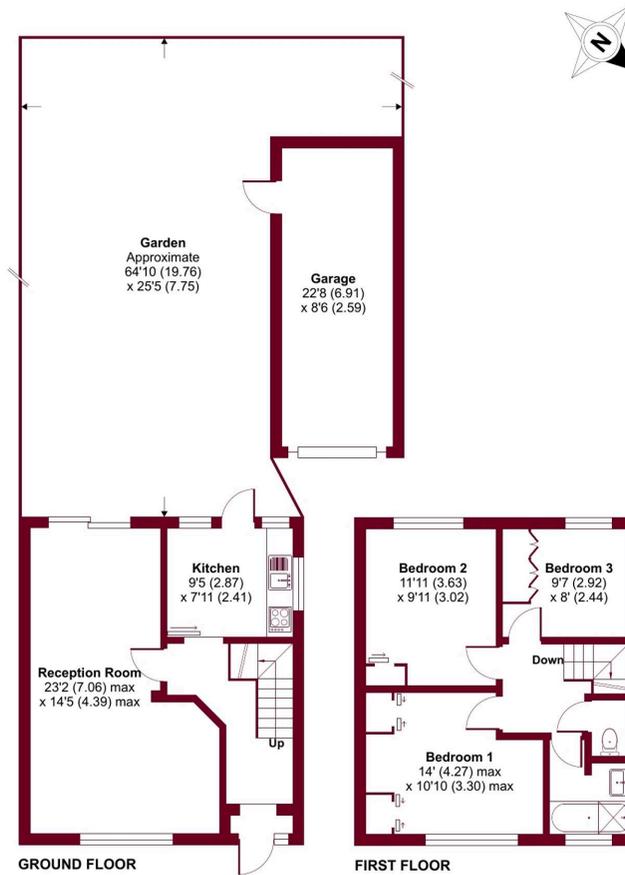




Queens Walk, Ruislip, Middlesex, HA4

Approximate Area = 1119 sq ft / 103.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lawrence Rand. REF: 974195

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

sales@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

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