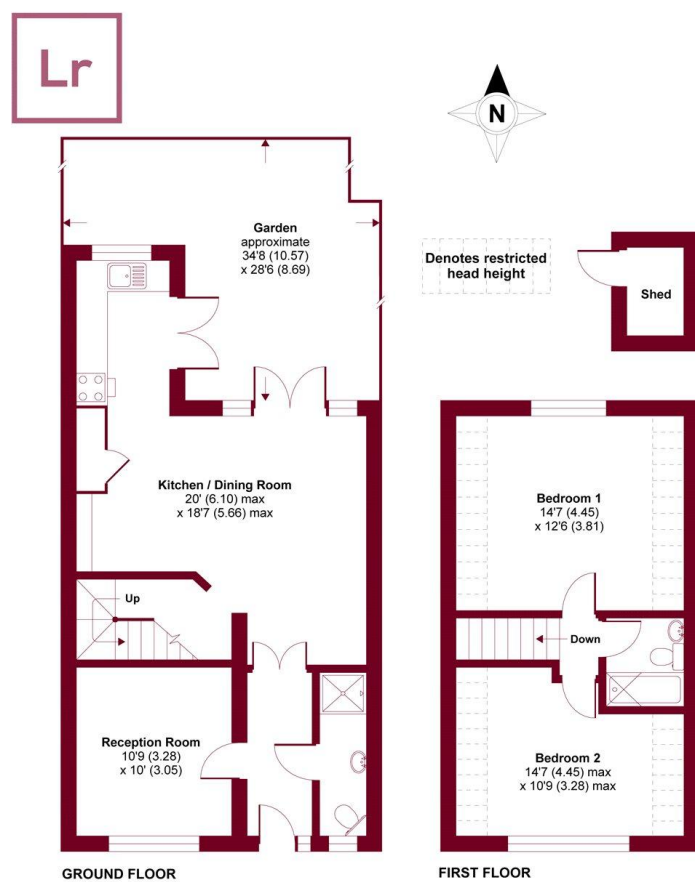


**Brickwall Lane, Ruislip, HA4 8JS**

APPROX. GROSS INTERNAL FLOOR AREA 867 SQ FT 80.5 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. Always check the details before agreeing to purchase. This includes checking on the existence of relevant permissions. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings/Sketches/Plans - This representation is provided for general guidance and is not to scale.

**Brickwall Lane  
Ruislip**





Brickwall Lane  
Ruislip  
£550,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
		73	86
England, Scotland & Wales		EU Directive 2002/91/EC	

## Key features

- Two/Three bedroom detached house
- Two bathrooms
- Open plan kitchen/living room
- Additional reception room
- Off street parking
- Moments walk to Ruislip High Street

## Property details

This quirky two/three bedroom detached house is situated just moments' walk from Ruislip High Street and its array of amenities and transport links.

To the ground floor the property comprises of an entrance hallway with stairs to the first floor. The main benefit of this lovely house is the spacious open plan kitchen/dining room. The kitchen area is complete with a range of base and wall units a good run of work surface and space for appliances and a door to the garden. The dining area flows effortlessly from the kitchen with french doors leading out to the garden. There is an additional reception room which also be used as a third bedroom. There is also a shower room with wc.

To the first floor there are two ample sized double bedrooms with room for wardrobes and other storage. Complementing the first floor is a family

bathroom comprising of a hand wash basin, a wc and bath with overhead shower.

The property has a garden with a patio and own driveway.

Situated only a short distance from Ruislip's bustling high street which offers a wide variety of shops and restaurants. For the commuter the Metropolitan/Piccadilly Line Station offers a swift and regular service into Central London and The City.



We are local people who support our local community. We have unrivalled expertise and knowledge of the surrounding area

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