



- Three Bedrooms
- Garage & Off-Street Parking for 3 Cars
- Available Immediately
- Downstairs W/C
- Electric Car Charger On Driveway

- Quiet Residential Detached House Only Road
- Private Rear Garden
- Unfurnished
- Gas Central Heating
- EPC Rating D

A delightful and well-presented THREE-bedroom detached house located close to Ruislip Town Centre. This newly decorated and recarpetted family property briefly comprises: an entrance hall leading to a large reception room, modern fitted kitchen, downstairs W/C and additional reception room. The first floor provides: a landing, three good-sized bedrooms and a tiled family bathroom.

Further benefits include: a private rear garden with shed which is accessible via locked side gate, garage with internal access, off-street parking for 3 vehicles, a convenient electric car charger on driveway, gas central heating, double glazing and under-stairs storage.

The property is well located for within walking distance of the picturesque Ruislip Lido and Whiteheath Infant & Junior Schools. Ruislip High Street is close by providing access local amenities, including Ruislip Underground station with A40/M40/M25/M4 junctions nearby to provide wider access to London.

Rent: £2,600 PCM

Deposit: £3,000 (5 weeks' rent)

Holding deposit: 1 week's rent £600.00 (which will be used towards the remaining move-in money due)

Local authority: Hillingdon

Council tax band: F

Internet Speed: Download - (up to) 1,800 Mbps Upload - (up to) 220 Mbps

Mobile Coverage:

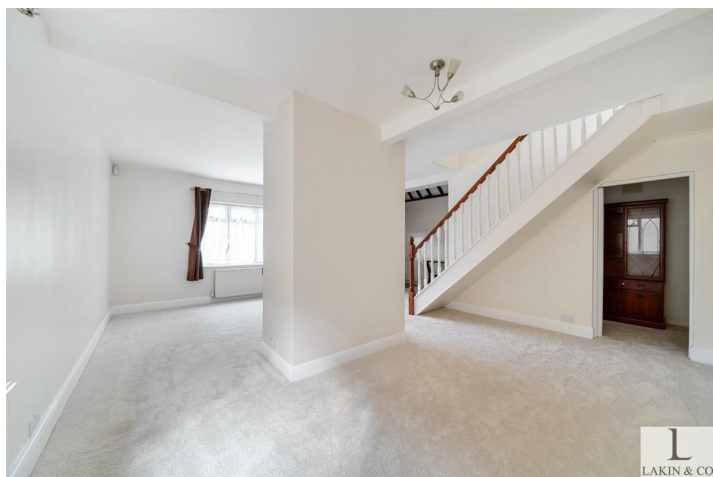
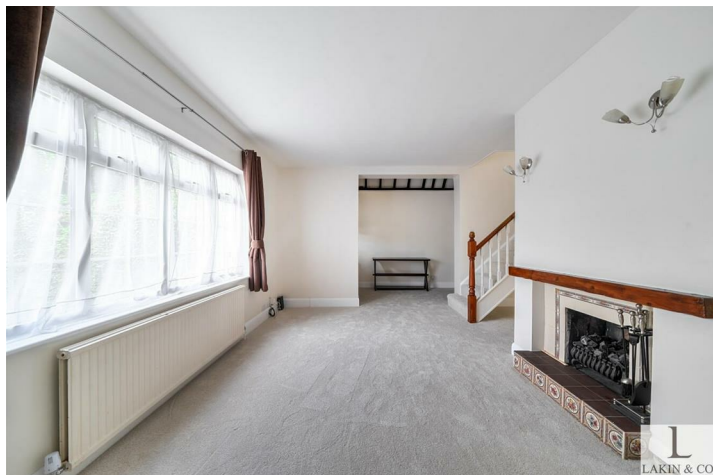
EE - Good outdoor, variable in-home

O2 - Good outdoor, variable in-home

Three - Good outdoor and in-home

Vodafone - Good outdoor and in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
	61	79	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

St. Catherines Road, Ruislip, HA4

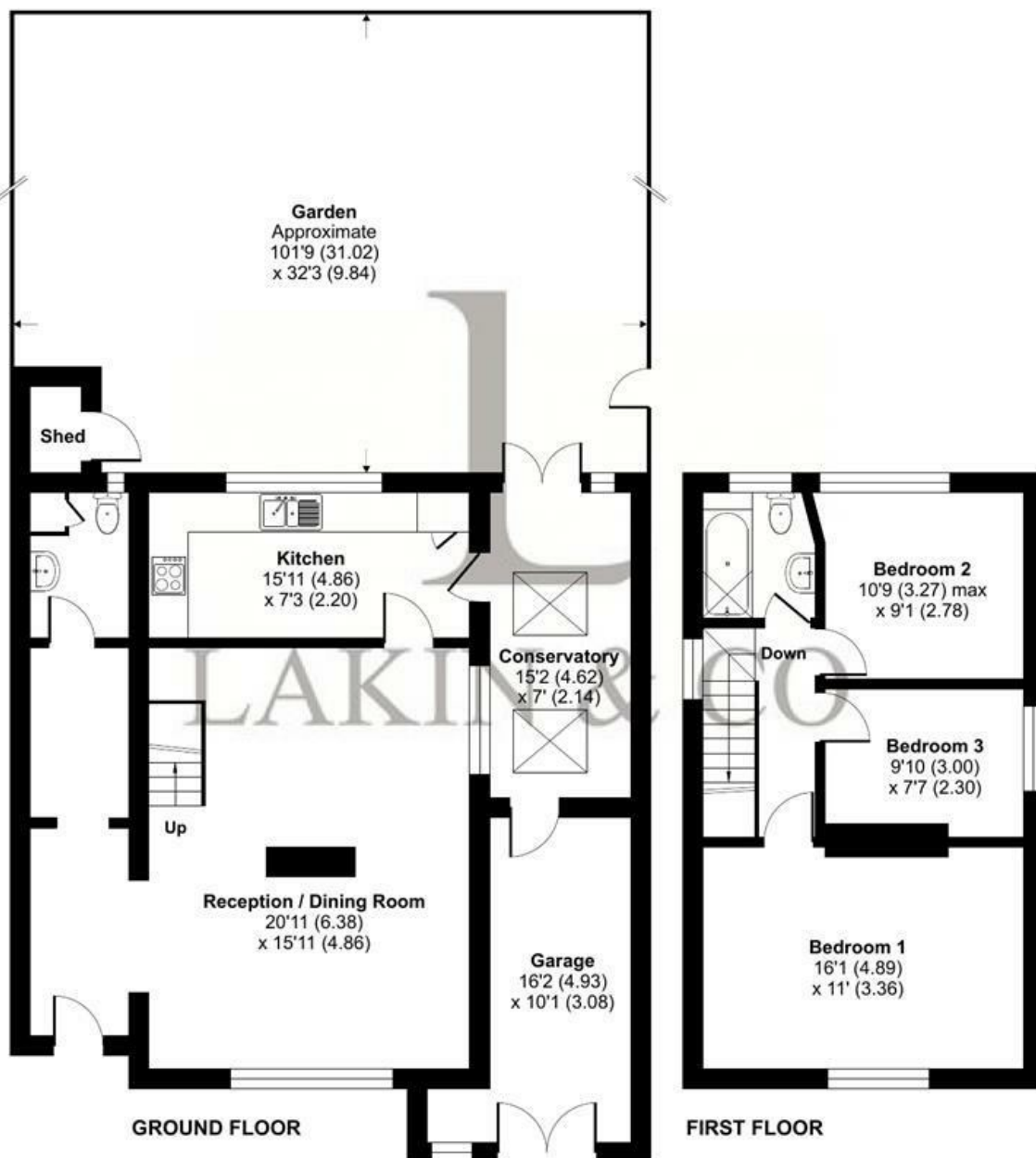
Approximate Area = 1194 sq ft / 110.9 sq m

Garage = 122 sq ft / 11.3 sq m

Shed = 11 sq ft / 1 sq m

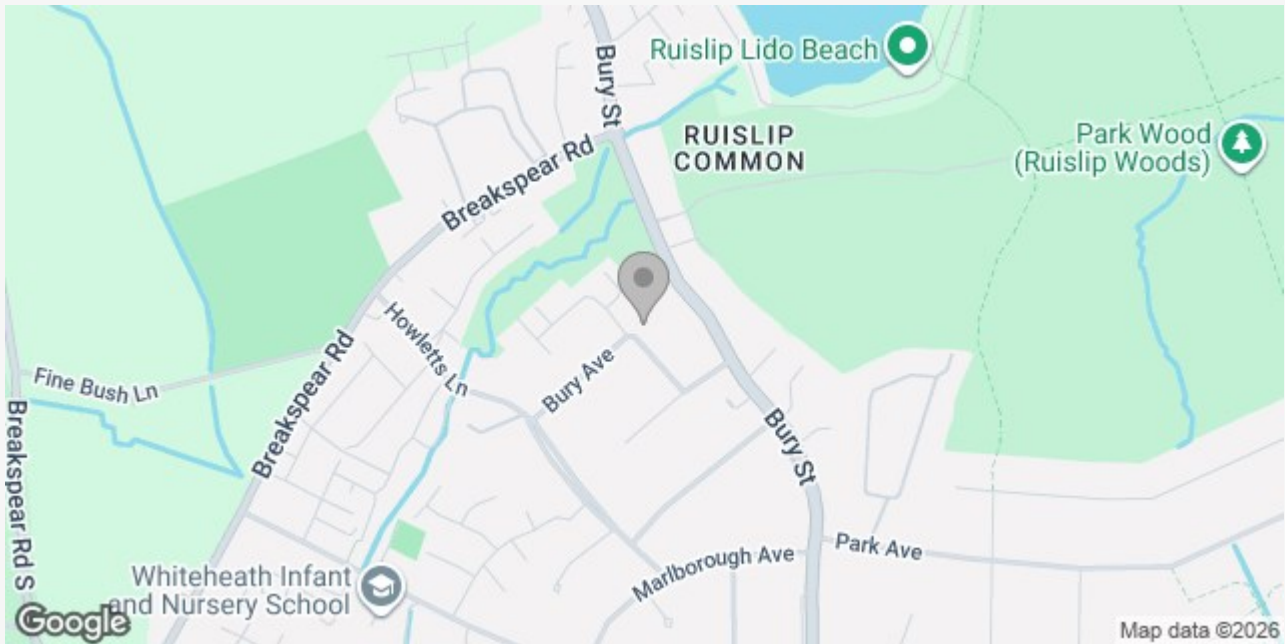
Total = 1327 sq ft / 123.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026
Produced for Lakin & Co. REF:1496852

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



LAKIN & CO – YOUR LOCAL ESTATE AGENT

We are an independent Estate Agent, providing residential sales, lettings, property management, block management and financial services primarily throughout Uxbridge, Hillingdon, Ickenham and Ruislip areas.

Dealing with thousands of landlords, tenants, vendors and buyers throughout our core areas, we are renowned for providing a dedicated and attentive service to all of our clients. Our excellent reviews, ratings and membership to the Association of Residential Lettings (ARLA) and The Property Ombudsman (TPO) is testimony to our excellent service.

We take great pride in being known for our honesty and consistent hard work, so whether you are selling or letting your property or looking to find your ideal home please contact us now and let us assist you further.