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Sharps Lane, Ruislip, HA4 7JB  
£450,000

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**£450,000**

- Two Double Bedroom First Floor Maisonette
- Stylish Interiors Throughout
- Private Garden Perfect for Outside Dining
- Sought After Location
- Nearby to Highly Regarded Schools
- New Boiler
- Three Car Driveway
- Moments from Ruislip High Street
- Large Loft for Storage
- Within Easy Reach of Ruislip & West Ruislip Stations



## Description

This charming two double bedroom property is presented in stunning condition throughout. The property boasts two generous bedrooms, providing ample space for relaxation and rest, a sleek fitted kitchen, while the bright and airy reception room creates a welcoming atmosphere for family gatherings and a modern bathroom. Additionally, the loft space offers an excellent solution for extra storage space.

Outside, the front drive provides off-street parking, a valuable feature in this bustling area. The private rear garden is a delightful retreat, perfect for enjoying the outdoors.

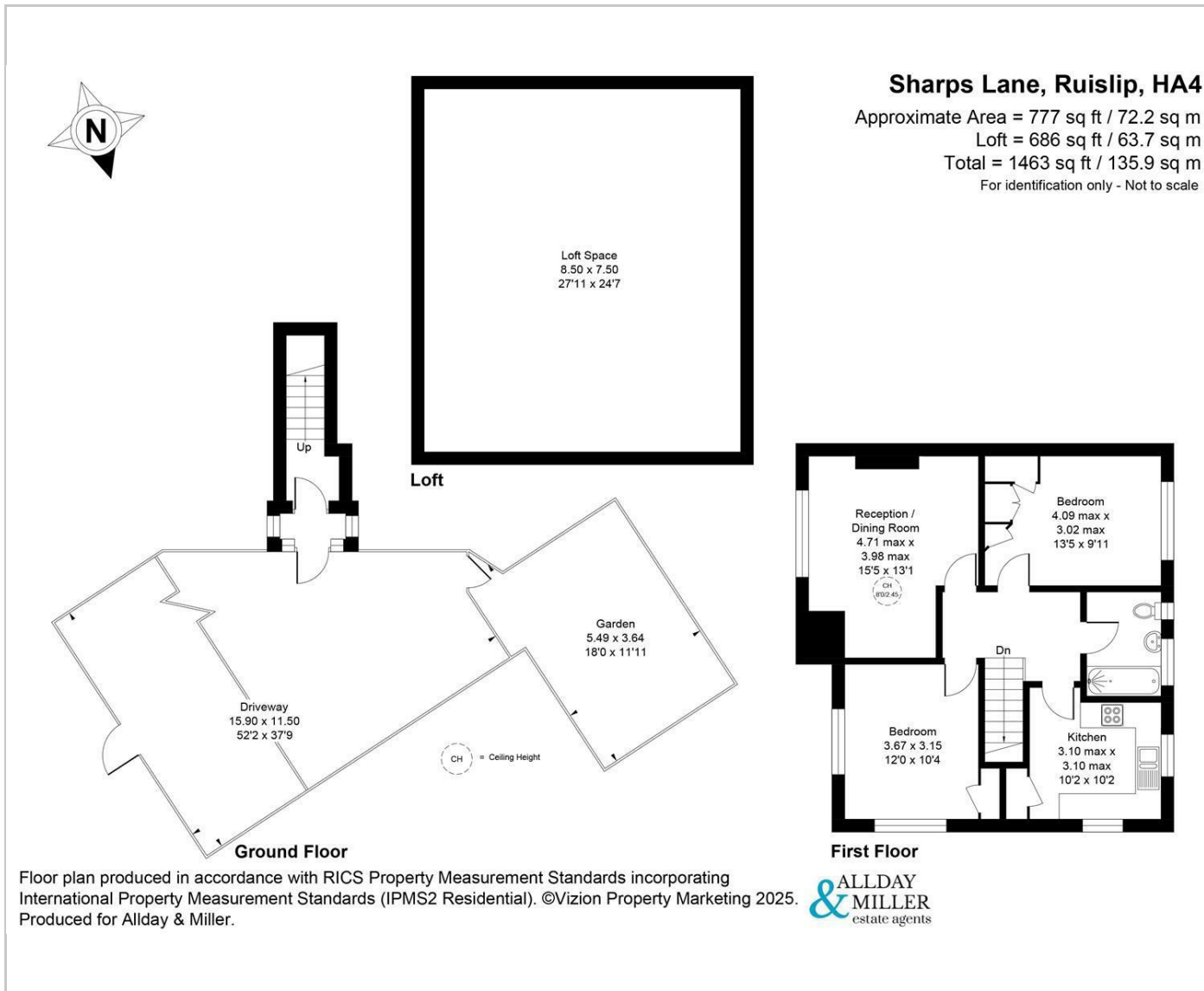
## Situation

Located on Sharps Lane, one of Ruislip's premier and sought after roads that is within close proximity to Ruislip High Street which offers trendy eateries, shops and transport links. Ruislip tube station (Metropolitan/Piccadilly) is at the end of the High Street and West Ruislip (Central/BR) station is also within easy walking distance. For the motorist the A40/M40 and M25 road links offer easy access to London and the Home Counties. For families, it is well located to a selection of excellent local schools including BWI Primary, Whiteheath Primary, Sacred Heart Primary and Bishop Ramsey Secondary school.

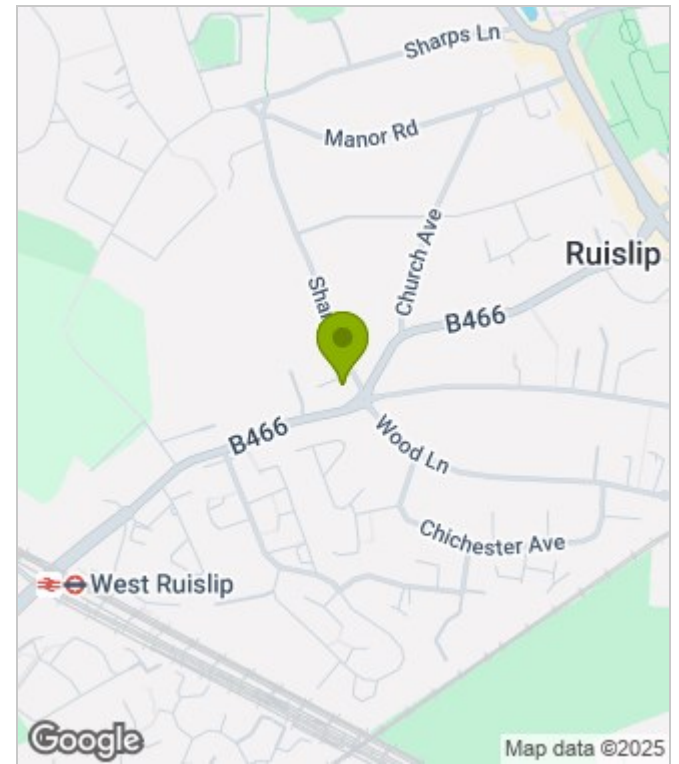




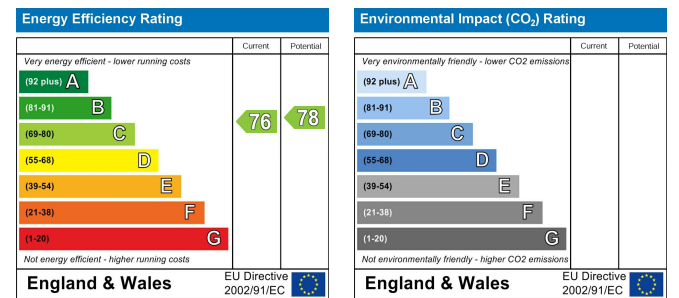
## Floor Plans



## Area Map



## Energy Performance Graph



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