



Ladygate Lane, Ruislip, HA4 7QT

Situated in this popular location we are delighted to present to the market this deceptively spacious halls adjoining three bedroom semi-detached home. Coming to the market with ample potential to extend subject to the usual planning constraints this property briefly comprises: Three good size bedrooms, living room, dining room, well appointed kitchen and family bathroom. The property benefits include: spacious entrance hallway, large private rear garden, off street parking for several vehicles and garage. Ideally set for Ruislip High Street where there are a range of excellent and varied shops, restaurants and transport facilities. The Metropolitan/Piccadilly line station offers swift and regular connections to Baker Street and the City. It should also be noted that there are a number of highly regarded schools within close proximity.



ENTRANCE HALL

Front aspect double glazed windows with stained glass, front aspect double glazed stained glass entrance door, coved ceiling, dado rail, stairs to first floor landing, under stair storage cupboard housing smart electric meter, radiator, doors to:

LIVING ROOM

Front aspect double glazed bay windows with stained glass, radiator, coved ceiling, picture rail, feature fireplace.

DINING ROOM

Rear aspect double glazed windows, rear aspect double glazed double doors to rear garden, radiator, picture rail.

KITCHEN

Dual aspect double glazed windows, side aspect double glazed leaded light door to rear garden, laminate effect flooring, part tiled walls, coved ceiling, a range of base and eye level units, one and a half stainless steel sink with drainer, cupboard housing boiler, integrated

oven with four gas hob rings and extractor hood, a range of integrated appliances including, dishwasher, washing machine and fridge freezer.

DOWNSTAIRS CLOAKROOM

Tiled flooring, low level wc, wall mounted wash hand basin.

FIRST FLOOR LANDING

Hatch to loft space, dado rail, doors to:

BEDROOM ONE

Front aspect double glazed bay windows with stained glass, radiator, coved ceiling.

BEDROOM TWO

Rear aspect double glazed windows, radiator, picture rail.

BEDROOM THREE

Front aspect double glazed windows with stained glass, radiator, storage cupboard, picture rail.

BATHROOM

Rear aspect double glazed frosted windows, tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, shower cubicle with electric shower attachment, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT

Off street parking for multiple vehicles.

REAR GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, garden shed x 1, green house x 1, side access, door to:

GARAGE

Rear aspect window, double doors, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band F - £2,820.11

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Ruislip (0.8 Miles) - Metropolitan and Piccadilly line
West Ruislip (0.7 Miles) - Central and Chiltern Line



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