

# Ladygate Lane

Ruislip • Middlesex • HA4 7QT

Guide Price: £750,000



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Situated on one of Ruislip's premium roads, this three bedroom halls adjoining semi detached home offers both character and potential. With a spacious driveway for off street parking and a beautifully maintained rear garden, it provides ample outdoor space. The property has great scope to extend, subject to the necessary planning permissions, making it ideal for those looking to expand their living space. This home presents a fantastic opportunity for buyers seeking a charming residence in a highly sought after location.

Semi detached home

Three bedrooms

Living room

Dining room

Kitchen

Downstairs WC

Family bathroom

Garden and garage

Off street parking

Scope to extend (STPP)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

This inviting three bedroom semi detached home in Ruislip offers a thoughtful layout, blending both modern living and traditional charm. The ground floor features a spacious reception room filled with natural light, leading to a separate dining room that is perfect for family gatherings or entertaining guests. The well appointed kitchen offers convenient access to the garden, creating a seamless connection between indoor and outdoor living. Upstairs, three comfortable bedrooms provide ample space for relaxation, with a family bathroom conveniently situated on the first floor. The property also offers ample scope to extend to the side, rear and into the large loft, subject to the necessary planning permissions.

### Outside

This charming semi detached home boasts a classic facade with traditional brickwork, timber detailing, and a distinctive bay window, offering ample curb appeal. The property features a spacious driveway, providing convenient off street parking for multiple vehicles. To the rear, a beautifully maintained garden offers a peaceful outdoor retreat, surrounded by mature trees and vibrant greenery, perfect for family activities or quiet relaxation. With well established plants lining the borders, this serene space offers both privacy and tranquility. There is also a garage for additional storage.

### Location

Ladygate Lane is a popular residential road a 10 minute walk away from the bustling High Street where a vast number of shops, restaurants and transports links can be found to include Waitrose, Costa Coffee, Nero and Pizza Express. For the motorist, there are excellent connections to central London and the Home Counties via the M25 and the M40. Commuters are well suited with a choice of London underground stations in the area. Ruislip Station is approximately half a mile away and offers easy connections into the city via the Metropolitan or Piccadilly lines. Other nearby stations include West Ruislip, serviced by both tube and train lines into Marylebone Station. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Whiteheath Infant and Juniors.



### Schools:

Whiteheath Infant and Junior School (0.1 miles)  
Bishop Winnington-Ingram CofE Primary School (0.3 miles)  
Bishop Ramsey Church of England School (1.3 miles)



### Train:

West Ruislip Station (0.9 miles)  
Ruislip Station (1.2 miles)  
Ickenham Station (1.4 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)

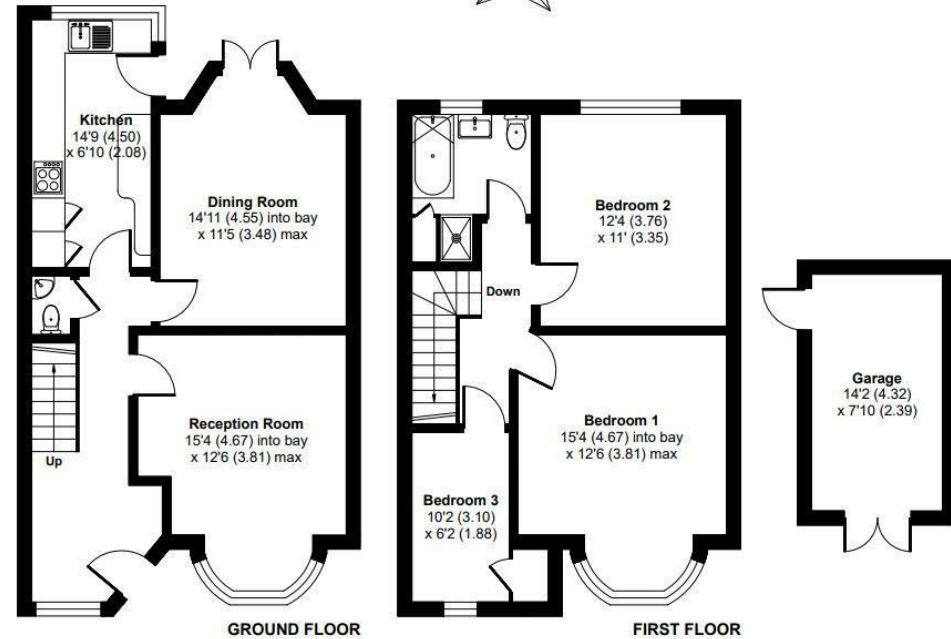


## Ladygate Lane, Ruislip, HA4

Approximate Area = 1096 sq ft / 101.8 sq m  
Garage = 111 sq ft / 10.3 sq m  
Total = 1207 sq ft / 112.1 sq m  
For identification only - Not to scale



Garden  
Approximate  
83'11 (25.58)  
x 27'4 (8.33)



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Heccom 2024. Produced for Coopers. REF: 1180175

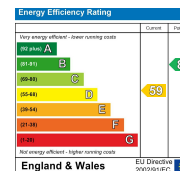


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