

# Ladygate Lane

Ruislip • Middlesex • HA4 7RD  
Offers In Excess Of: £500,000



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This charming two-bedroom property offers a well-thought-out layout across two floors, with additional outbuildings for versatile use. The home is ideal for those seeking a comfortable and functional living space.

TWO DOUBLE BEDROOMS

TERRACED HOUSE

BEAUTIFULLY PRESENTED THROUGHOUT

MODERN KITCHEN

EXTENDED LIVING ROOM

OFF STREET PARKING

GARAGE

SUMMER HOUSE

FAMILY BATHROOM

979 SQ.FT

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.





### Situation

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, Marks & Spencer, Cafe Rouge 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.

### Description

The ground floor welcomes you with a cozy hallway leading into a well-proportioned kitchen. The kitchen is conveniently located next to the dining room, which provides ample space for hosting and connects seamlessly to the lounge, creating a warm, open atmosphere for both relaxation and entertaining. Upstairs, the first floor features two spacious bedrooms. The main bedroom offers generous dimensions, while bedroom two is perfect as a guest room or home office. The floor also includes a modern family bathroom.

### Outside

Externally, the property benefits from several outbuildings, including a garage and a garden office (11'2" x 10'2"). The garden office provides a great space for remote working or could be used as a studio, while the garage offers practical storage or parking. At the front of the property there is off street parking.





### 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 0.9 miles  
Ruislip 1.2 miles  
Ickenham 1.4 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

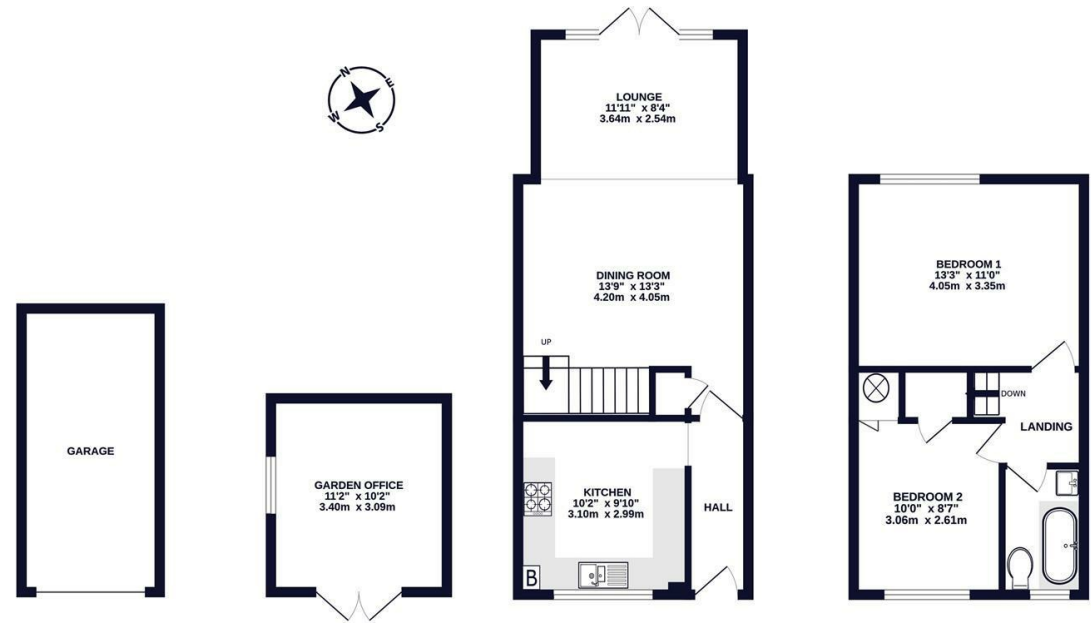
(Distances are straight line measurements from centre of postcode)



OUTBUILDING  
244 sq.ft. (22.6 sq.m.) approx.

GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.

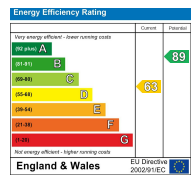


TOTAL FLOOR AREA: 979 sq.ft. (90.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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01895 625 625  
126-128 High Street, Ruislip,  
Middlesex, HA4 8LL  
ruislipsales@coopersresidential.co.uk

CoopersResidential.co.uk



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