

Ladygate Lane

Ruislip • Middlesex • HA4 7QX

Guide Price: £800,000



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A beautifully presented four bedroom linked-detached house located on a popular residential road in North Ruislip. This generously proportioned house has been very well looked after by the current owners and briefly comprises of; a large living/diner, separate family room, downstairs cloakroom, breakfast/kitchen area and conservatory. The upstairs presents four bedrooms and a family bathroom. The property boasts a well maintained rear garden and a summerhouse.

Four bedrooms

Catchment area for Whiteheath School

Modern kitchen

Located in North Ruislip

Separate family room

Open plan living/diner

Gated property

Off street parking

Two reception rooms

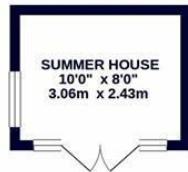
1579 sq.ft

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.

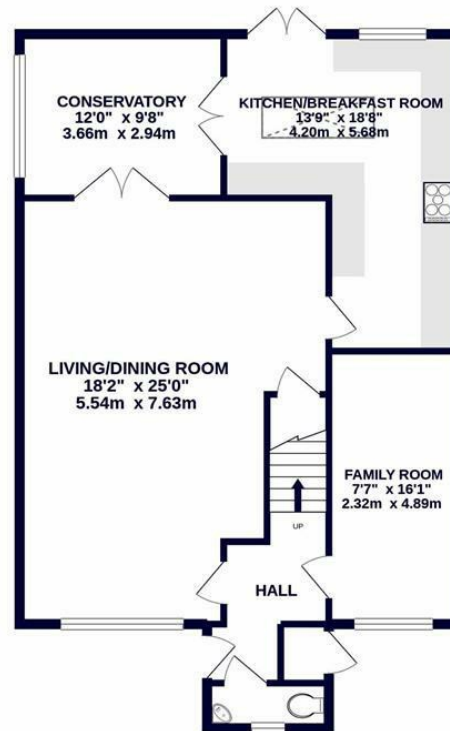




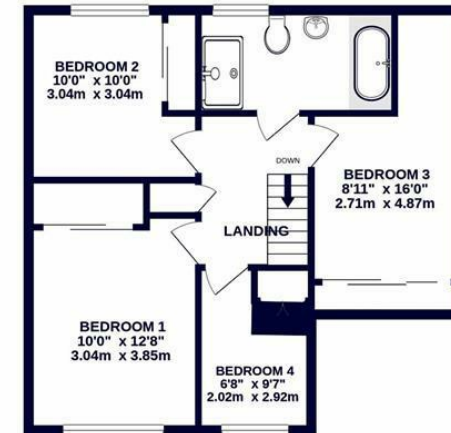
OUTBUILDING
80 sq.ft. (7.4 sq.m.) approx.



GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1579 sq.ft. (146.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (101-120 kWh/m²/yr)		
A+ (81-100 kWh/m²/yr)		
A (61-80 kWh/m²/yr)		
B (41-60 kWh/m²/yr)		
C (21-40 kWh/m²/yr)		
D (11-20 kWh/m²/yr)		
E (6-10 kWh/m²/yr)		
F (1-5 kWh/m²/yr)		
G (0-1 kWh/m²/yr)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.