

Ladygate Lane

Ruislip • Middlesex • HA4 7QY

Guide Price: £540,000



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Situated in a popular residential area of Ruislip, this well presented three bedroom semi detached home offers spacious and versatile living accommodation ideal for families. The ground floor features a bright and welcoming living room, a modern kitchen/diner perfect for entertaining, and the added convenience of a shower room. Upstairs, there are three well proportioned bedrooms along with a family bathroom, providing comfortable space for growing households.

Externally, the property boasts a beautiful rear garden, offering a private setting for relaxation and outdoor dining. To the front, there is off street parking, adding to the home's practicality and appeal. Conveniently located close to local amenities, schools, and transport links, this property presents an excellent opportunity for those seeking a well-connected and charming family home.

Chain free

Semi detached

Three bedrooms

Living room

Kitchen & diner

Family bathroom

Downstairs WC

Garden

Off street parking

Viewing recommended

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.





Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)
(excluding Shed)



First Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



Total area: approx. 89.9 sq. metres (968.0 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
England & Wales		EG	EG
		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.