

# Sharps Lane

Ruislip • Middlesex • HA4 7JQ  
Asking Price: £1,175,000



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est 1986

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Situated on the highly sought-after Sharps Lane, this impressive four-bedroom detached home offers generous and versatile living space, ideal for families.

The ground floor features a substantial reception room, perfect for both everyday living and entertaining, alongside a spacious kitchen/breakfast room forming the heart of the home. Additional benefits include a separate utility room, useful store, and a ground floor bedroom with adjacent bathroom facilities ideal for guests or multi-generational living.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, all arranged around a central landing. The layout provides flexibility for home working or growing families.

Externally, the property is complemented by a sizeable outbuilding/summer house, offering excellent potential as a home office, gym, or studio space.

Located in Ruislip, the home enjoys easy access to local amenities, well-regarded schools, and excellent transport links, making it a superb long-term family residence.

DETACHED HOME

SOUGHT AFTER LOCATION

FOUR BEDROOM

OPEN PLAN KITCHEN

SPACIOUS RECEPTION ROOM

BRIGHT AND AIRY LIVING SPACE

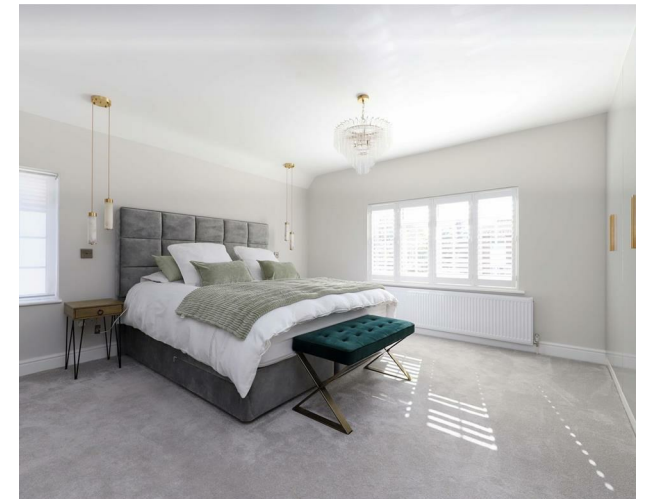
PRIVATE GARDEN

MODERN THROUGHOUT

SUMMER HOUSE

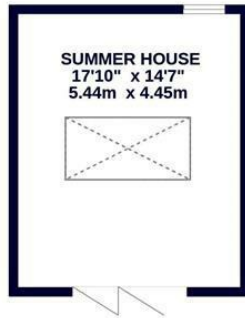
NEAR TRANSPORT LINKS

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.





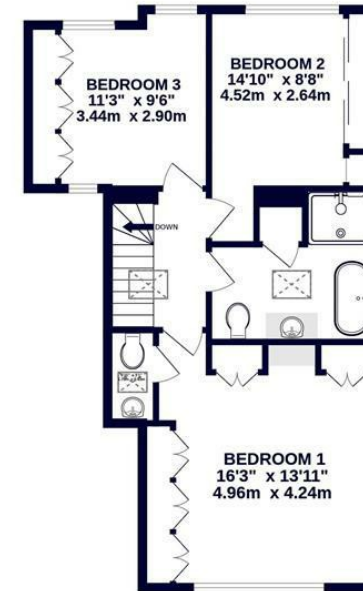
OUTBUILDING  
261 sq.ft. (24.2 sq.m.) approx.



GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1943 sq.ft. (180.5 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	
Very energy efficient - lower running costs	More expensive
A	83
B	
C	
D	
E	81
F	
G	
Not energy efficient - higher running costs	
England & Wales 03 December 2022/9/18°C	

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.