Ladygate Lane

Ruislip • Middlesex • HA4 7QT

Asking Price: £700,000

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Situated on the highly sought-after Ladygate Lane in Ruislip, this well-presented three-bedroom semi-detached home offers spacious and well-balanced accommodation, making it an ideal choice for families, first-time buyers, and those looking to upsize. The ground floor comprises a welcoming entrance hall leading to a bright and spacious front reception room, alongside a generous dining room with French doors opening onto the rear garden, creating an excellent space for entertaining. The separate kitchen provides direct access to the garden and offers scope for future enhancement or extension, subject to the usual planning permissions. To the first floor are three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom, all served by a modern family bathroom with a separate WC. Located on one of Ruislip's most desirable residential roads, this fantastic home enjoys easy access to highly regarded schools, local shops, transport links, and picturesque parks, making it perfectly suited to modern family living. Offering excellent potential to personalise and extend (subject to the usual planning consents), this is a wonderful opportunity to secure a home in a prime location.

SOUGHT AFTER LOCATION

THREE BEDROOMS

SEMI DETACHED

EXTENSION POTENTIAL (STTP)

OFF STREET PARKING

SEPARATE WC

CLOSE TO LOCAL AMENITIES

EASY ACCESS TO TRANSPORT

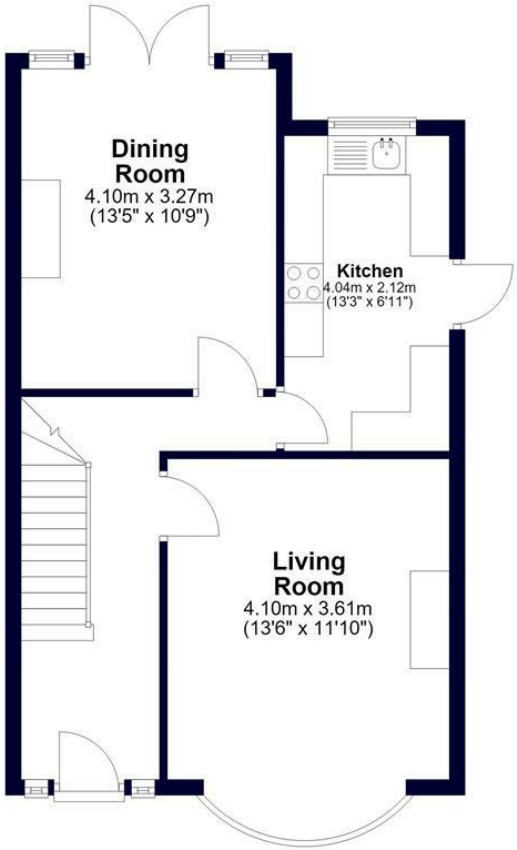
MODERN FAMILY BATHROOM

LARGE REAR GARDEN

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.

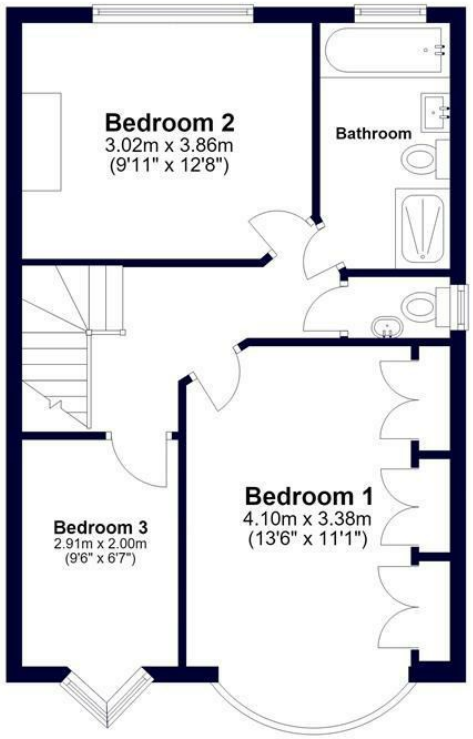
Ground Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



Total area: approx. 94.3 sq. metres (1014.9 sq. feet)

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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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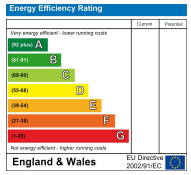

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection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