



79 Ladygate Lane, Ruislip - HA4 7QX

In Excess of £700,000



**LAWRENCE RAND**



## 79 Ladygate Lane

Ruislip, Ruislip

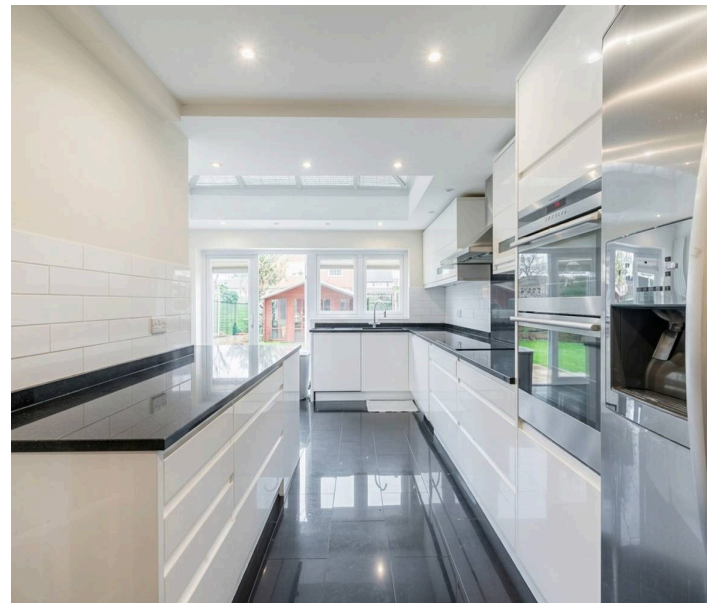
- Four Bedrooms
- Gated Front Driveway
- Two Reception Rooms
- North Ruislip
- Open Plan Living/Diner
- Separate Family Room

A beautifully presented four-bedroom linked-detached home, ideally situated on a sought-after residential road in North Ruislip. This spacious property has been meticulously maintained and updated by the current owners, offering a perfect blend of style, comfort, and practicality.

The ground floor provides an abundance of living space, beginning with a welcoming entrance hallway that leads into a bright and generous living/dining room. There is also a separate family room and a convenient downstairs cloakroom. To the rear, a modern open-plan kitchen/breakfast area is fitted with integrated appliances, ample storage, and a skylight that floods the space with natural light. The kitchen and adjoining conservatory both provide direct access to the well-maintained rear garden, which also features a charming summerhouse.

Upstairs, the property comprises four well-proportioned bedrooms, including three spacious doubles and a generous single room. A large, contemporary family bathroom with a bath completes the first floor.

Full of character and charm, this impressive





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Nearest Stations Ruislip Gardens Station – approx. 0.4 miles Ruislip Station – approx. 0.8 miles West Ruislip Station – approx. 0.9 miles

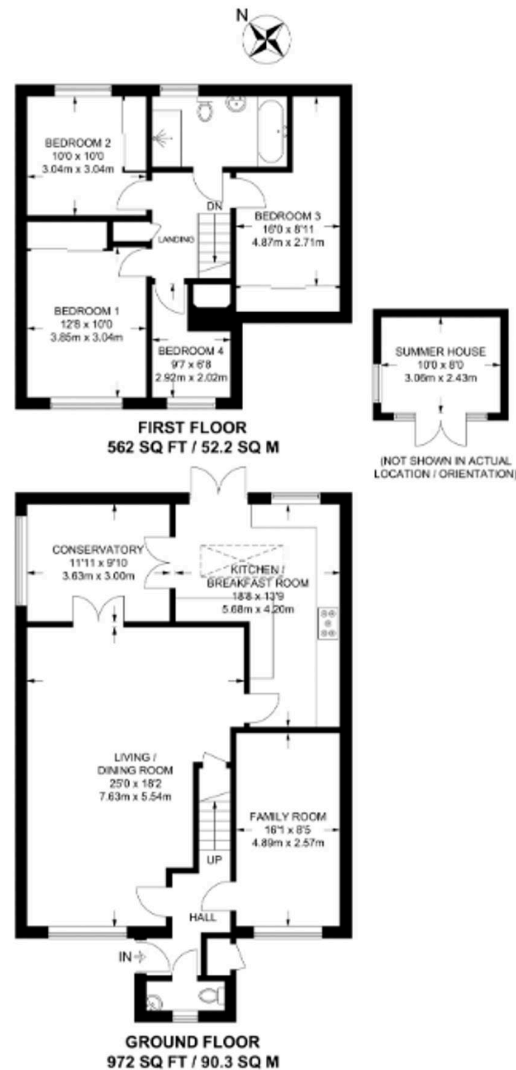
Nearest Stations Ruislip Gardens Station – approx. 0.4 miles Ruislip Station – approx. 0.8 miles West Ruislip Station – approx. 0.9 miles Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





## Lawrence Rand

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