# Ladygate Lane

Ruislip • Middlesex • HA4 7QX
Asking Price: £700,000

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This charming detached bungalow offers well-proportioned and spacious single-storey living, providing a highly functional and accessible layout. Upon entering, a welcoming central hallway features built-in storage and provides seamless access to all principal rooms. Situated at the front of the property is the main double bedroom, which boasts a classic bay window that draws in abundant natural light. The second bedroom is also a well-proportioned double room, featuring a side-aspect window that makes it ideal as a guest room. Serving the bedrooms is a practical central shower room equipped with a wash hand basin, low-level WC, and a walk-in shower unit, complemented by an adjacent separate guest cloakroom with its own WC and hand basin. Moving towards the rear of the bungalow, the heart of the home is revealed in a highly impressive, bright, and airy living room. This expansive reception space flows effortlessly into a dedicated dining room, creating a wonderful open feel that is perfect for family meals and entertaining. Both the living and dining rooms feature double doors that open directly out to the rear garden, seamlessly blending indoor and outdoor living. Conveniently positioned alongside the dining space is a practical

DETACHED

BUNGALOW

TWO BEDROOMS

ONE BATHROOM

PRIME ROAD

SOUGHT AFTER LOCATION

OFF STREET PARKING

WC

LARGE GARDEN

GOOD CONDITION THROUGHOUT

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. 90.7 sq. metres (976.1 sq. feet)

Total area: approx. 90.7 sq. metres (976.1 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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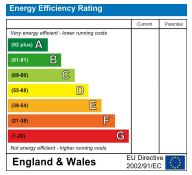


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