

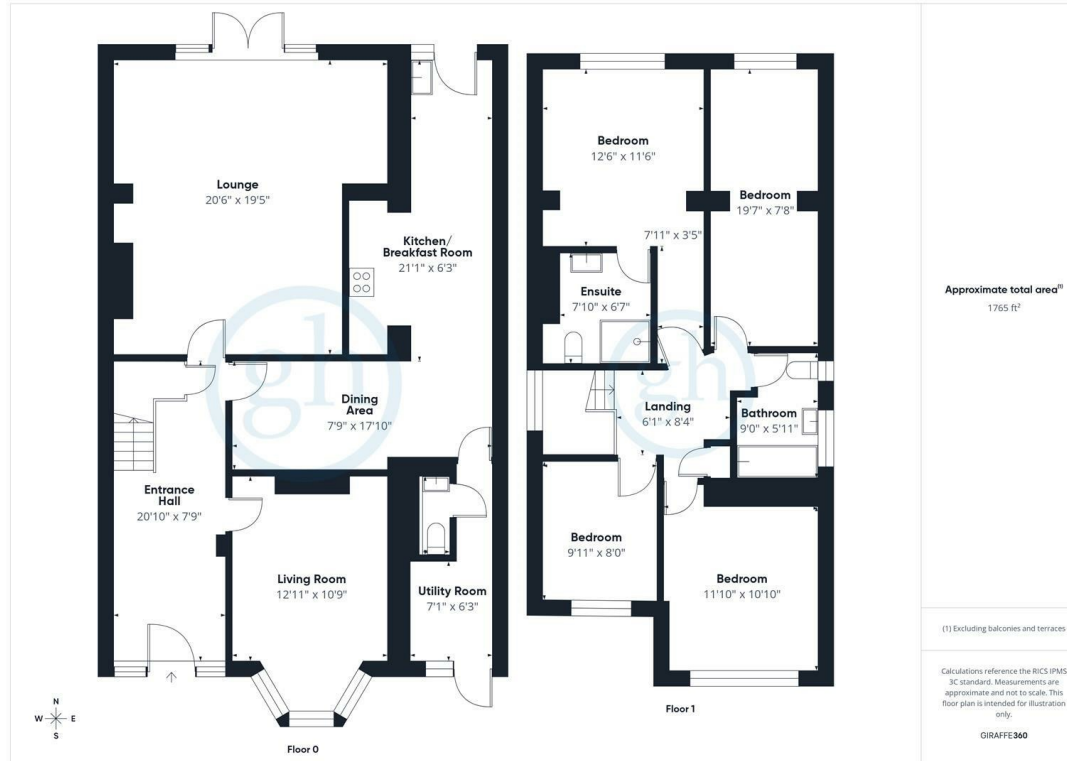


Sharps Lane, Ruislip, HA4 7JQ



gibsonhoney

A substantial four-bedroom detached family home ideally situated just moments from Ruislip High Street, offering spacious and versatile accommodation throughout. The property comprises a welcoming entrance hall, two generous reception rooms, a large kitchen/breakfast room, utility room and downstairs cloakroom. To the first floor, the principal bedroom benefits from an en suite shower room, alongside three further well-proportioned bedrooms and a modern family bathroom. Further benefits include gas central heating, ample off-street parking for multiple vehicles and a large private rear garden. Conveniently located on Sharps Lane, the property is within walking distance of Ruislip High Street with its excellent selection of shops, restaurants and local amenities, including Waitrose, doctors' surgeries and highly regarded schools such as Bishop Ramsey. Excellent transport links are nearby, including Ruislip Station (Metropolitan and Piccadilly lines) and West Ruislip Station (Central and Chiltern lines), with easy access to the A40/M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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