



74 Sharps Lane, Ruislip
Ruislip

Guide Price **£825,000**



74 Sharps Lane

Ruislip

Almost 2000 sq ft of impressive 3-bed, 2-bath home blending period charm and modern luxury, with spacious living, stylish kitchen, landscaped gardens, balcony, garage, gym, generous gated parking.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Grade II Listed home located in the heart of Ruislip
- Approaching 2000 square foot of accommodation
- Three reception rooms, three bedrooms one bathroom and a shower room
- A charming balance of 17th century features and detailing and modern finishes
- Spacious rear garden with large patio area for entertaining
- Balcony
- Gated off street parking for several cars
- Garage and Gym or external Home Office
- Excellent location close to Ruislip High Street, Ruislip and West Ruislip Train Stations and popular local schools



Sharps Lane, Ruislip, HA4

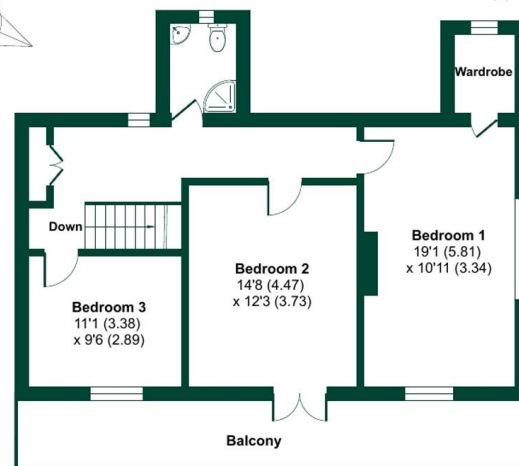
Approximate Area = 1967 sq ft / 182.7 sq m

Garage = 137 sq ft / 12.7 sq m

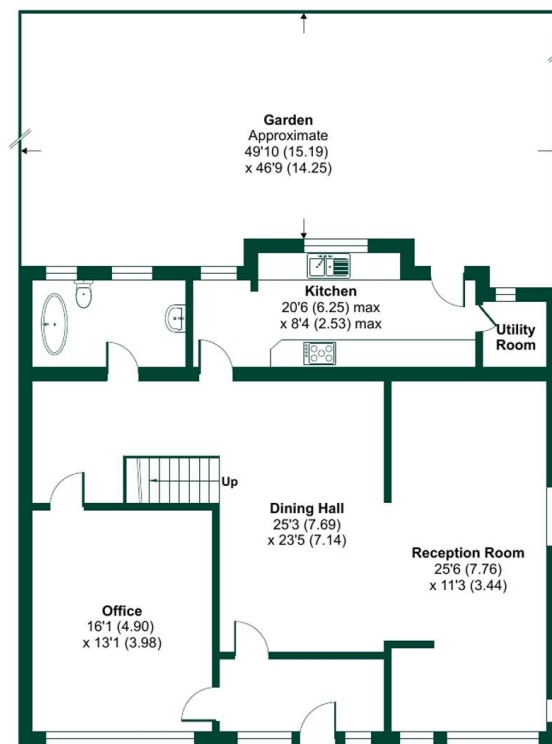
Outbuilding = 94 sq ft / 8.7 sq m

Total = 2198 sq ft / 204.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Sam Robbins Estate Agents Ltd. REF: 1494622

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