



Beverley Road Ruislip HA4 9AW



48 Beverley Road, Ruislip, Middlesex, HA4 9AW

£725,000

An exceptionally well presented and skilfully extended four bedroom, two bathroom home. Set in this peaceful location close to Ruislip Manor, this versatile residence briefly comprises: To the ground floor is a large reception room opening into an exceptionally appointed kitchen/dining room which then leads to the utility room. The ground floor further benefits from a study/bedroom four. The first floor is comprised of a master bedroom with luxurious en suite and two further DOUBLE bedrooms with fitted wardrobes and a family bathroom. The property benefits include: off street parking, good size rear garden and a large double garage to the rear. Set in the heart of Ruislip Manor, this property is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and many senior schools within the area such as Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.

ENTRANCE

Front aspect double glazed frosted door, side aspect double glazed frosted window, leading to:

THROUGH LOUNGE

Front aspect double glazed bay window, radiator x2, coved ceiling, wood flooring, decorative fireplace, under stair storage housing meters, leading to:

KITCHEN/DINING ROOM

Rear aspect double glazed window, skylight, radiator x 2, coved ceiling, tiled flooring, part tiled walls, range of base and eye level units, one and a half stainless steel sink and drainer, integrated gas hob and double oven, extractor hood, space for fridge freezer and dishwasher, rear aspect double glazed double doors to rear garden and door to:

UTILITY ROOM

Side aspect double glazed window, tiled flooring, space for washing machine, dryer and fridge freezer, wall mounted boiler.

BEDROOM FOUR

Front aspect double glazed window, radiator, coved ceiling, laminate effect flooring.

FIRST FLOOR LANDING

Side aspect double glazed frosted window, coved ceiling, hatch to loft space, doors to:

BEDROOM ONE

Front aspect double glazed bay window, front aspect double glazed window, radiator, coved ceiling, fitted storage, fitted wardrobe, doors to:

ENSUITE

Front aspect double glazed frosted window, heated towel rail, coved ceiling, downlighting, tiled flooring, tiled walls, vanity unit incorporating wash hand basin, shower cubicle, low level w/c.

BEDROOM TWO

Rear aspect double glazed window, radiator x 2, coved ceiling, downlighting, fitted wardrobe.

BEDROOM THREE

Rear aspect double glazed window, radiator, coved ceiling, fitted storage.

BATHROOM

Rear aspect double glazed frosted window, radiator, coved ceiling, downlighting, tiled flooring, tiled walls, pedestal wash hand basin, panel enclosed bath tub with mixer taps and electric shower attachment, low level w/c.

FRONT

Off street parking for multiple vehicles.

REAR GARDEN

Side access gate, patio area, mainly laid to lawn, panel enclosed fence.

DOUBLE GARAGE

Front aspect door, front aspect window, power and lighting, up and over door to service road.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,952.38

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Ruislip Manor (0.5 Miles) - Metropolitan/Piccadilly

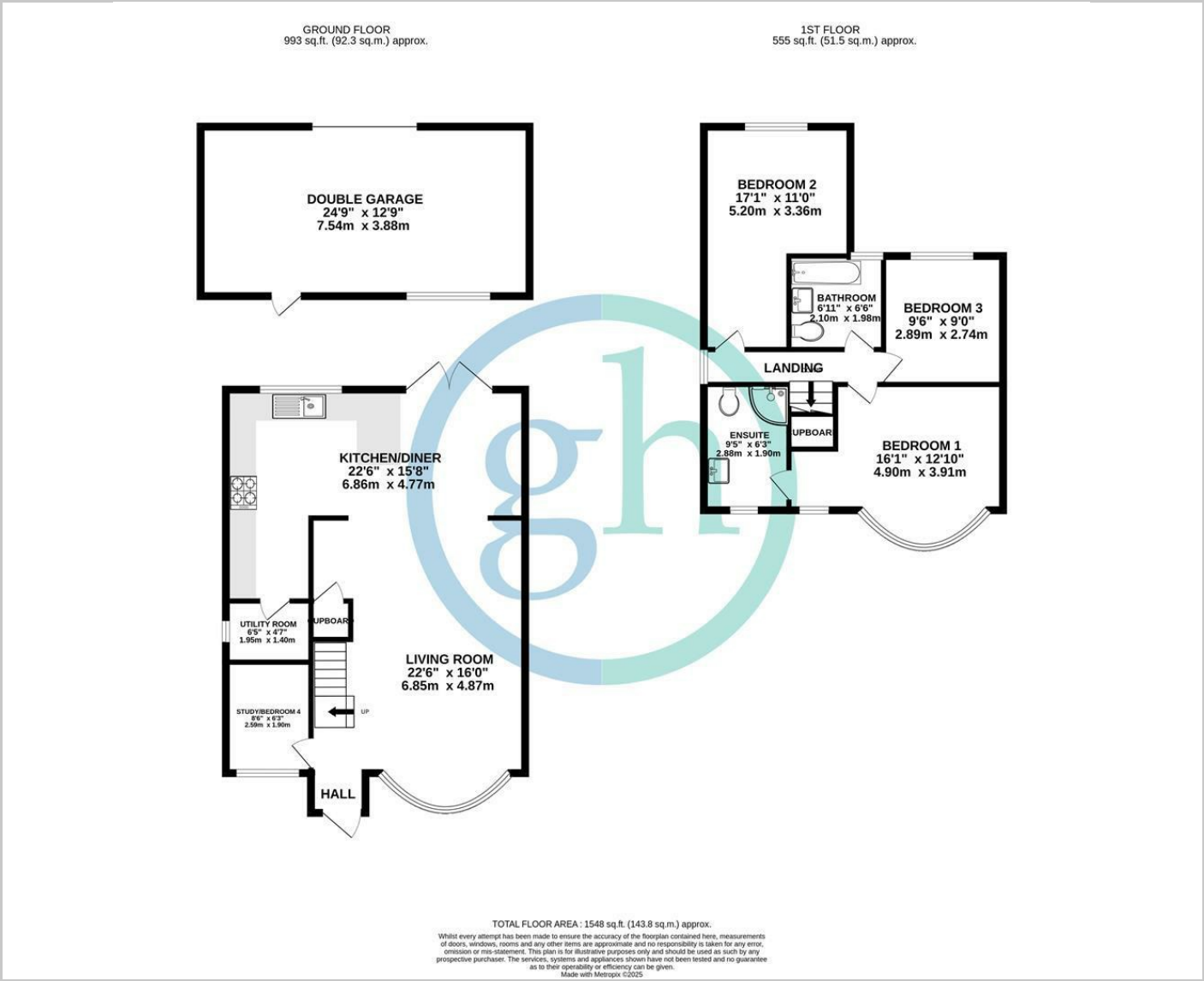
Ruislip Gardens (0.6 Miles) - Central line

Ruislip (0.7 Miles) - Metropolitan/Piccadilly

South Ruislip (0.9 Miles) - Central/Chiltern Railways



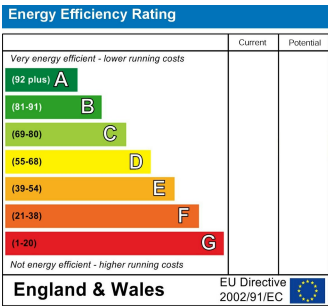
Floor Plans



Area Map



Energy Performance Graph



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