



Beverley Road, Ruislip, HA4 9AN

An exceptionally well presented and skilfully extended two bedroom, two bathroom home. Set in this peaceful location close to Ruislip Manor, this versatile residence briefly comprises: reception room opening into an exceptionally appointed fitted kitchen/dining room, further benefits include a downstairs w/c. The first floor is comprised of a master bedroom with fitted wardrobes, a FURTHER double bedroom and a modern family bathroom. The property benefits include: off street parking, good size rear garden and a garden shed. 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 HALL

Front aspect entrance door, stairs to first floor landing, door to;

LIVING ROOM

Front aspect double glazed bay window, radiator, downlighting, log burner.

KITCHEN/DINING ROOM

Rear aspect double glazed bi-fold doors, underfloor heating,

downlighting, a range of base and eye level units, integrated fridge/freezer, dishwasher, induction hob, stainless steel sink.

CLOAKROOM/ UTILITY ROOM

Downlighting, underfloor heating, low level w/c, wash hand basin, wall mounted boiler, space for washing machine.

LANDING

Loft hatch, doors to;

BEDROOM ONE

Front aspect double glazed window, downlighting, a range of fitted storage, fitted wardrobes, radiator x2.

BEDROOM TWO

Rear aspect double glazed window, downlighting, radiator.

BATHROOM

Rear aspect double glazed frosted window, tiled walls and flooring, heated towel rail, low level w/c, panel enclosed bathtub with mixer taps and shower attachment, wash hand basin enclosed by vanity unit.

GARDEN

Wooden decking, lawn, shed, rear access.

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 (0.6 Miles) -

Metropolitan/Piccadilly.
Ruislip Gardens (0.9 Miles) -
Central line



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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