



Bessingby Road, Ruislip, HA4 9BT
£500,000



NO UPPER CHAIN. Gibson Honey are pleased to present to the market this immaculately presented two bedroom 'B' type Manor home set in the heart of Ruislip Manor. The property briefly comprises: two good size bedrooms, bay fronted living room, kitchen/breakfast room and modern bathroom suite. The property benefits include: double glazing, gas central heating and private rear garden with outbuilding. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including Sacred Heart, Ladybankes and Ruislip High. Equidistant to an array of train stations including Ruislip Gardens and Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



ENTRANCE HALL

Front aspect door, radiator, door to:

LIVING ROOM

Front aspect double glazed bay window, cover ceiling, radiator, door to:

KITCHEN/DINER

Rear aspect double glazed door, rear aspect double glazed

window, rear aspect double glazed frosted window, down lighting, coved ceiling, tiled flooring, radiator, under stair storage cupboard, a range of base and eye level units, integrated wall mounted boiler, oven and four gas hob rings, space for fridge, freezer and washing machine.

FIRST FLOOR LANDING

Loft hatch, doors to:

BEDROOM ONE

Front aspect double glazed bay window, front aspect double glazed window, coved ceiling, radiator.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BATHROOM

Rear aspect double glazed frosted window, down lighting, part tiled walls, tiled flooring, radiator, panel enclosed bath with mixer taps and shower attachment, vanity enclosed wash hand basin, low level wc.

FRONT

Patio pathway, shrubs.

REAR GARDEN

Patio area, laid to lawn, rear access and panel enclosed fencing.

SUMMERHOUSE/ HOME OFFICE

Front aspect window, power and lighting, space for tumble dryer.

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 (0.4 Mile) -
Metropolitan/Piccadilly
Ruislip Gardens (0.5 Mile) -
Central line
Ruislip (0.7 Mile) -
Metropolitan/Piccadilly
South Ruislip (0.8 Mile) - Central
Line/National Rail

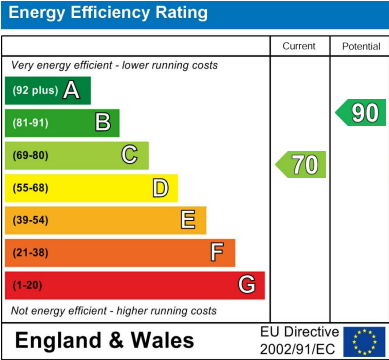


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