



Key features:

- Four bedroom end of terrace house
- Two receptions
- Large family kitchen
- Double garage & driveway
- Rear garden
- Sought after road

**About the property:**

About the property:

A substantial extended four-bedroom end of terrace family home offering well-proportioned living space set over two floors. Located on a popular road in the heart of Ruislip Manor just a short walk to the high street and its array of shops and transport links.

The property is entered via a welcoming entrance hallway with stairs to the first floor. A generously sized family kitchen has a range of cupboards, work surfaces, space for appliances as well as a breakfast bar. The L shaped living room has a lovely bay window allowing plenty of natural light to flood the room. The dining room has space for a large dining table and chairs and additional furniture.

To the first floor there are four inviting bedrooms with the Master and second bedroom boasting fitted cupboards and vanity units. Completing the first floor is a fresh fully tiled bathroom with a sperate shower unit.

The rear garden has a patio and a grassed area bordered with mature shrubs and plants. The front of the property has a driveway providing off

street parking for two cars and a double garage to the rear of the property.

Location:

Bessingby Road is a family friendly location, close to the great local amenities of Ruislip Manor with its abundance of shops, bus services and tube line (Metropolitan/Piccadilly) For the motorist the A40/Western Avenue is close by providing swift access into Central London and the surrounding Home Counties. For families the property falls within the catchment of many of the local highly regarded schools.

Verified Material Information:

Council tax band: E

Council tax annual charge: £2151.66pa

Tenure: Freehold

Property construction: Brick Thermalite block

Energy Performance rating: D

Parking: Driveway

Garage: Double garage

Property construction:

Alterations to the property (loft or garage conversion, removal of internal walls/chimneys: No

Installation of replacement windows, roof windows, rooflights or glazed doors since 1 April 2002: No

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Sewerage: Mains

Heating:

Heating features: Hive

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

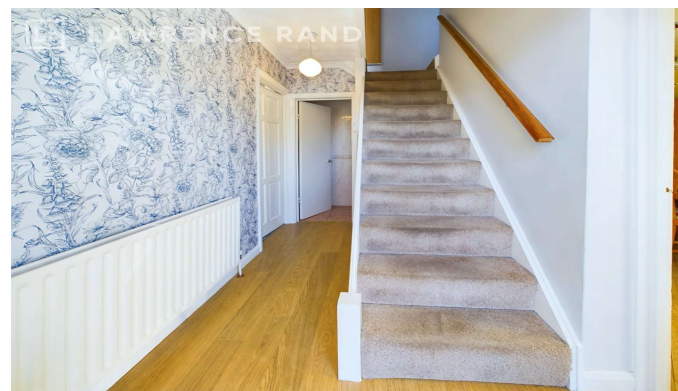
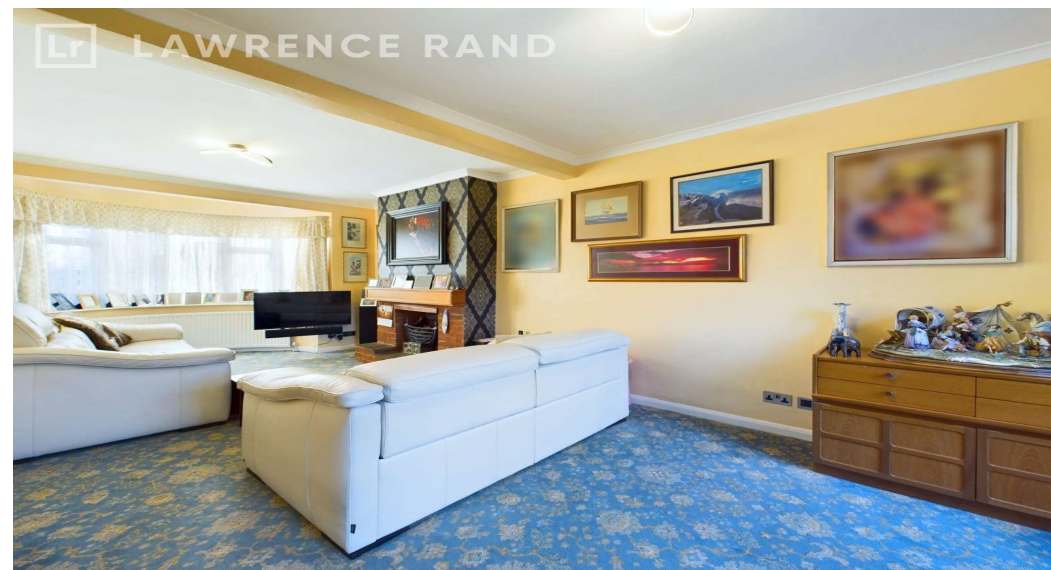
Coal mining area: No

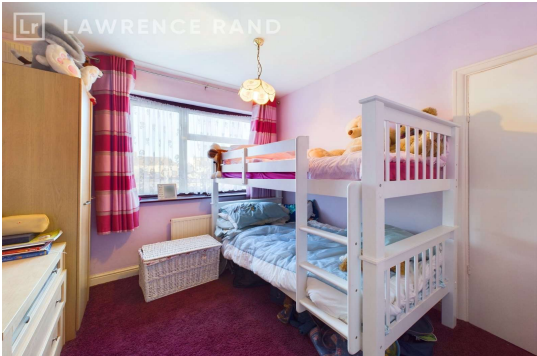
Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or







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



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