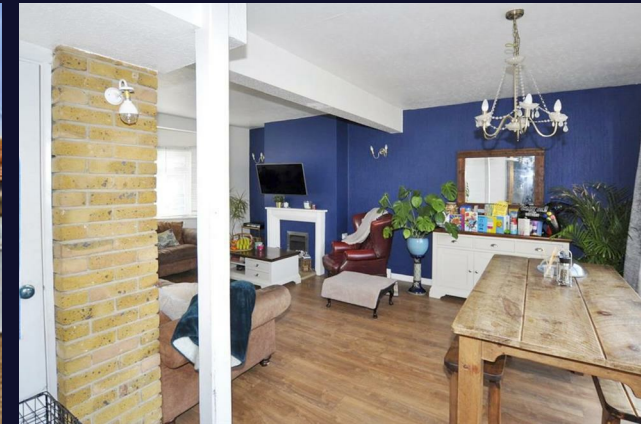


# Bessingby Road

Ruislip • Middlesex • HA4 9BT  
Guide Price: £675,000



coopers  
est 1986



# Bessingby Road

Ruislip • Middlesex • HA4 9BT

Introducing an exceptional four-bedroom end terrace property in the heart of Ruislip Manor, offering an extended and thoughtfully designed living space. Nestled in a prime location, this residence is conveniently situated near local schools, shops, and the scenic Bessingby Park. Boasting a seamless blend of modern aesthetics and functionality, the property presents a large reception with a versatile office space, an open plan lounge dining area with a bay window, and a well-appointed kitchen with a breakfast bar. With four bedrooms on the first floor and a family bathroom, this home is perfect for families. Adding to its appeal, the property comes to the market with the added benefit of no onward chain, making it an attractive and hassle free opportunity for those seeking a move in ready home in this sought after locale.

Chain free

End terrace

Four bedrooms

Two reception rooms

Kitchen

Family bathroom

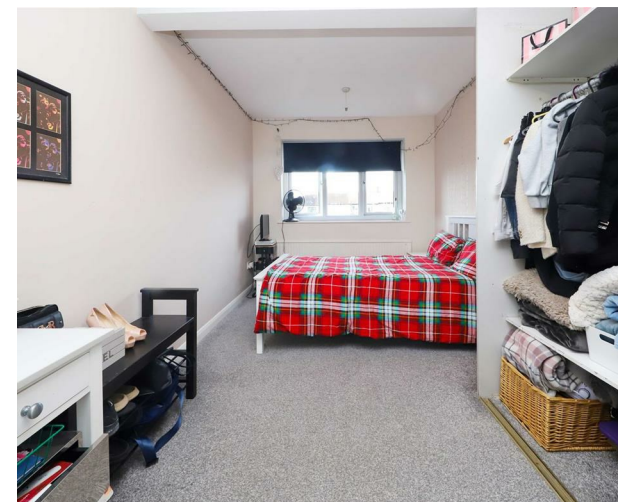
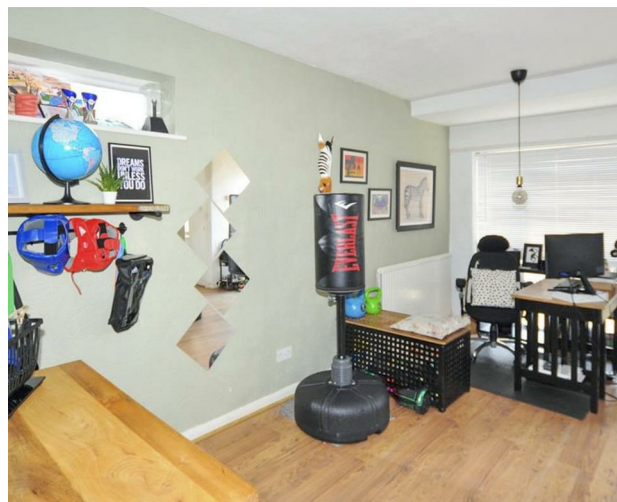
Garden

Double garage

Close to schools

Viewing recommended

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

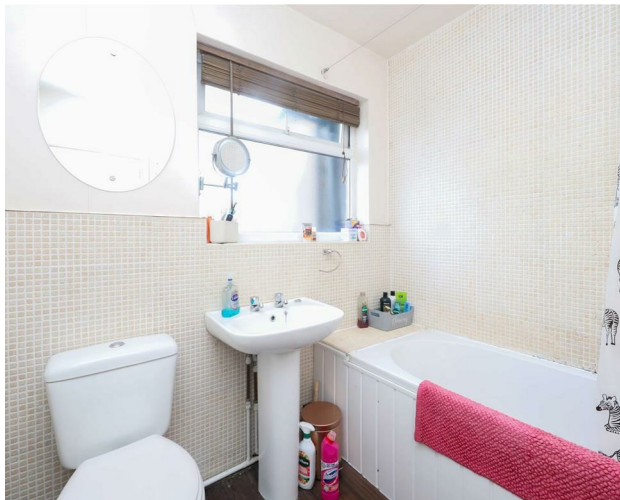
Welcome to this exquisite four-bedroom end terrace property, a perfect blend of modern living and classic charm. As you step through the front door, you are greeted by a welcoming hallway that seamlessly leads into a spacious reception area on the right. Currently utilized as an office space, this room is flooded with natural light, creating an ideal work environment. To the left of the entrance, discover an open plan lounge and dining area adorned with a bay window overlooking the front, offering a picturesque view of the surroundings. Sliding doors effortlessly connect this elegant space to the rear garden, providing a seamless transition between indoor and outdoor living. To the back right of the house unveils a well-designed kitchen, complete with modern appliances and a convenient breakfast bar, catering to both functionality and style. Venture to the first floor, where four generously sized bedrooms await, each boasting its own unique charm. A centrally located family bathroom serves the bedrooms, ensuring convenience for the entire household.

### Outside

The rear garden, a private oasis, is predominantly laid to lawn, complemented by a delightful patio area at the front for outdoor entertaining. Adding to the allure of this property is a detached double garage at the rear, providing ample parking and storage space. Don't miss the opportunity to make this meticulously extended end terrace property your dream home!

### Location

Bessingby Road is a popular residential road that is a short stroll to Ruislip Manor shops, trendy eateries and station (Metropolitan/Piccadilly line) with direct links to The City and Baker Street. Ruislip Gardens (Central line) station is also a short walk whilst for the motorist London and the Home Counties are easily accessed via the A40/M25. A number of highly regarded schools are within close proximity including Lady Bankes Primary, Ruislip High and Bishop Ramsey Secondary, along with a number of leisure facilities including Ruislip Golf Club, Highgrove and Virgin Active Health Club. Bessingby park and playing fields leading into Cavendish gardens are a few moments away from the property.





### Schools:

Lady Bankes Infant School (0.4 miles)  
Ruislip High School (0.3 miles)  
Bishop Ramsey Church of England School (1.4 miles)



### Train:

Ruislip Manor (0.6 miles)  
Ruislip Gardens (0.7 miles)  
Eastcote (1.2 miles)



### Car:

M4, A40, M25, M40



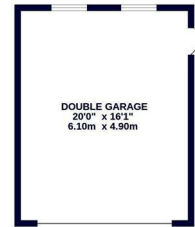
### Council Tax Band:

F

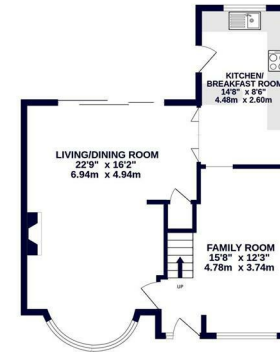
(Distances are straight line measurements from centre of postcode)



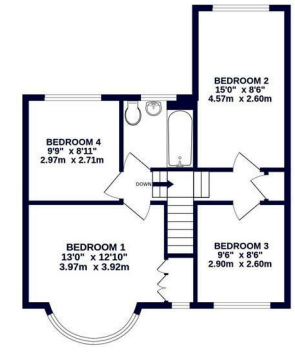
OUTBUILDING  
322 sq.ft. (29.9 sq.m.) approx.



GROUND FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**CoopersResidential.co.uk**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.