

# Beverley Road

Ruislip • Middlesex • HA4 9AL

Guide Price: £510,000



coopers  
est 1986

# Beverley Road

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Presented to the market with no onward chain, this three bedroom terraced property offers an abundance of space and comfort throughout, as well as the scope to further extend (subject to the necessary planning permissions) to create a fantastic home for any first time buyer or investor alike. The property, nestled away on Beverley Road is just a short walk from handy shops, parks, highly rated schools and convenient tube links into London.

CHAIN FREE

TWO BEDROOM TERRACE HOUSE

LIVING ROOM

KITCHEN/DINER

PRIVATE GARDEN

OFF STREET PARKING

FAMILY BATHROOM

LOFT ROOM

QUIET ROAD

880 SQ.FT.

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.





### Description

This charming terraced home offers space and comfort throughout. The perfect home for first time buyers. The front door leads into the entrance hall which offers access to the living room and stairs that rise to the first floor. The living room is bright and cosy, with a large bay window, coving and a feature fireplace. The kitchen offers a range of base and wall units, worktops and space for integrated appliances swell as a dining table and access to the rear garden. To the first floor are two double bedrooms, with the master bedroom benefiting from built in wardrobes. The family bathroom features a bath, basin and w.c. Completing the home is the loft room that can be reached from stairs rising off the landing.

### Outside

To the front of the property is a driveway providing off street parking. The rear garden offers a low maintenance oasis to relax and enjoy on those warm summer days. The garden boasts a patio area for alfresco dining and is surrounded by shrubs and trees.

### Situation

Beverley Road is a residential road within walking distance of Ruislip Manor, conveniently located for commuters using the Metropolitan/Piccadilly lines as Ruislip Manor station is a short walk away. The property is about a mile from Ruislip High Street which offers a more extensive range of shops, trendy eateries and cafés including Waitrose, Miller & Carter, Zaza's and many others. Alternatively, South Ruislip station is also nearby serviced by both Chiltern Railways and the Central line so travelling into Central London couldn't be easier. For the motorist the A40/M25 is a short drive away. For families this property is within the catchment of a number of highly regarded locals schools (Ruislip High and Ladybankes Infant and Juniors). The open fields of Ruislip Rugby Fields and Bessingby Park are both a short walk away.



### Schools:

Lady Bankes Schools (0.3 mi)  
Ruislip High School (0.4 mi)  
St Swithun Wells Catholic Primary School (0.5 mi)



### Train:

Ruislip Gardens (0.5 mi)  
Ruislip Manor (0.6 mi)  
South Ruislip (0.7 mi)



### Car:

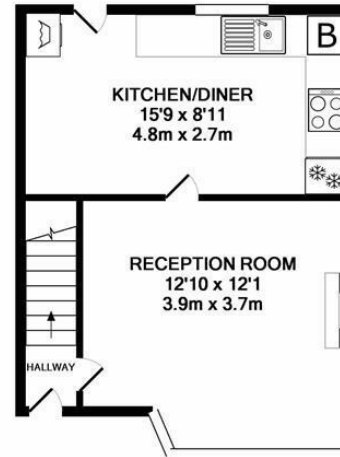
M4, A40, M25, M40



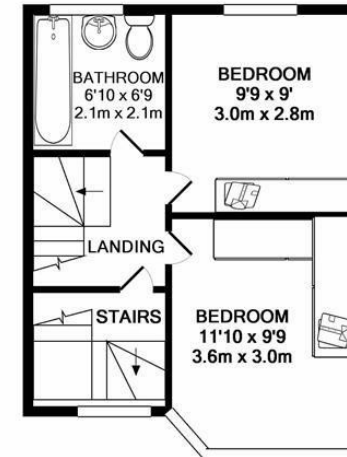
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



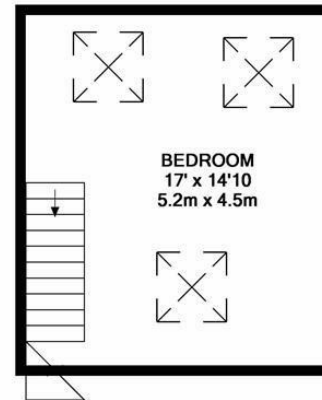
GROUND FLOOR  
APPROX. FLOOR  
AREA 314 SQ.FT.  
(29.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 315 SQ.FT.  
(29.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 880 SQ.FT. (81.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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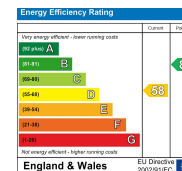


2ND FLOOR  
APPROX. FLOOR  
AREA 252 SQ.FT.  
(23.4 SQ.M.)



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