

Bessingby Road

Ruislip • Middlesex • HA4 9BX
Offers In Excess Of: £500,000



coopers
est 1986

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Coopers are delighted to offer this charming, well-presented two bedroom terraced property to the market. The property briefly comprises two double bedrooms, living room, open plan fitted kitchen/dining area, family bathroom as well as secluded, private garden.

TERRACED

KITCHEN/DINER

LIVING ROOM

FAMILY BATHROOM

REAR GARDEN

GOOD CONDITION THROUGHOUT

OFF STREET PARKING

IDEAL LOCATION

POTENTIAL TO EXTEND (S.T.P.P)

662 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

When entering the home you are greeted by the hallway that leads to all ground floor rooms. To the front of the home is the main living room with a feature fire place and large bay window allowing light to flood the room. To the rear of the home is the kitchen/diner, which provides ample worktop and unit space as well as room for all your appliances. The first floor boasts a very large master bedroom as well as a further double bedroom to the rear. The part tiled family bathroom is also located at the rear with shower/ bath, basin and w.c. The property also benefits from a fully fitted alarm.

OUTSIDE

The front of the property offers a driveway for off street parking. The well-kept, rear garden includes a patio area ideal for alfresco dining, leading onto the lawn.

SITUATION

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 (0.3 mi)
Ruislip High School (0.3 mi)
Bishop Ramsey Church of England School (0.8 mil)



Train:

Ruislip Manor (0.5 miles)
Ruislip Gardens (0.5 miles)
Eastcote (0.7 miles)



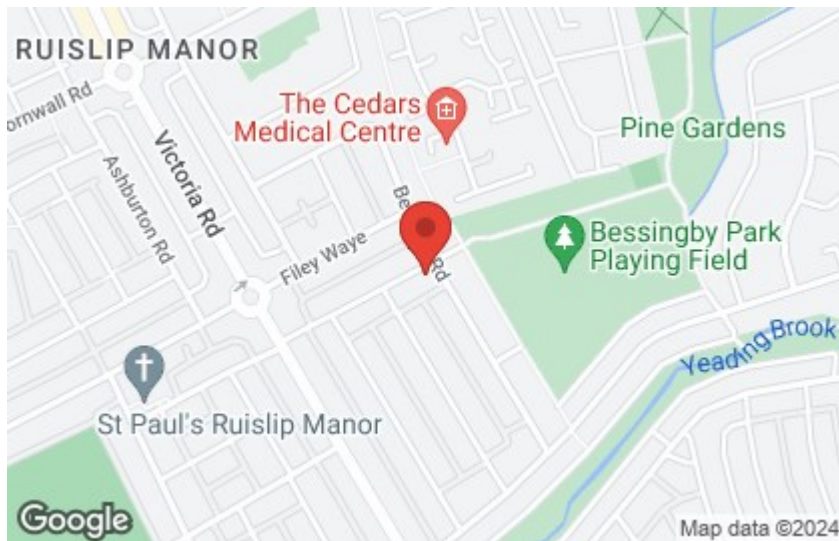
Car:

M4, A40, M25, M40

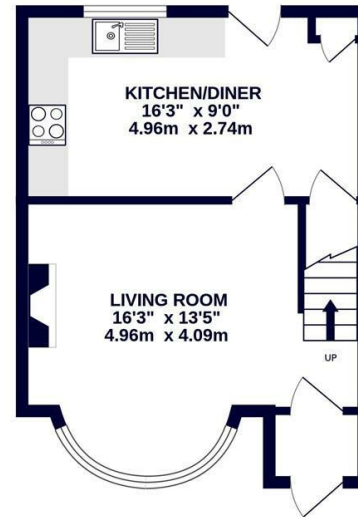


Council Tax Band:

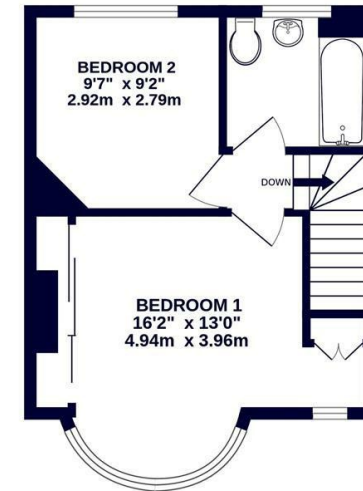
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Least energy efficient - higher running costs	F		
Very least energy efficient - higher running costs	G		

England & Wales
EPC 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.