

Bessingby Road

Ruislip • Middlesex • HA4 9BT

Offers In Excess Of: £540,000



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Welcome to this charming and well-presented extended terraced home situated in the heart of Ruislip Manor. Perfectly blending period character with modern convenience, this property is ideal for first-time buyers, small families, or those seeking to downsize without compromising on space or style.

TERRACED 'B' TYPE MANOR HOME

TWO DOUBLE BEDROOMS

OPEN PLAN KITCHEN/DINING ROOM

SEPERATE LIVING ROOM

GARAGE AT REAR OF GARDEN

FAMILY BATHROOM

OFF STREET PARKING

PRIVATE REAR GARDEN

QUIET ROAD

887 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

Ground Floor:

As you enter, you're greeted by a spacious and light-filled reception room, complete with a characterful bay window that enhances the sense of space and charm. To the rear, the property boasts a beautifully extended open-plan kitchen and dining area. This contemporary space is perfect for entertaining, featuring sleek countertops, integrated appliances, and direct access to the rear garden through sliding doors.

First Floor:

The first floor comprises two generously sized bedrooms. The master bedroom (16'3" x 12'8") benefits from a bay window, creating a bright and airy ambiance. The second bedroom (9'9" x 8'11") is another well-proportioned double bedroom. A modern family bathroom completes this level with a shower, basin and w.c.

Outside

The property boasts a private rear garden measuring approximately 56'10" x 16'8", offering ample space for outdoor dining, gardening, or simply relaxing in the sunshine. To the rear of the garden, you'll find a detached garage (15'6" x 8'1"), providing valuable storage or potential for a workshop or hobby room. On-street parking is also available at the front of the home via a paved driveway.

Location

Conveniently located in Ruislip Manor, this home is just a short walk from local shops, cafes, and transport links, including Ruislip Manor Underground Station (Metropolitan and Piccadilly lines), ensuring easy access to Central London and surrounding areas. The property also falls within the catchment of sought-after local schools and is close to green spaces and recreational facilities.



Schools:

Lady Bankes Infant School (0.4 mi)
Ruislip High School (0.5 mi)
Warrender School (0.9 mil)



Train:

Ruislip Manor (0.6 miles)
Ruislip Gardens (0.7 miles)
South Ruislip (1.0 miles)



Car:

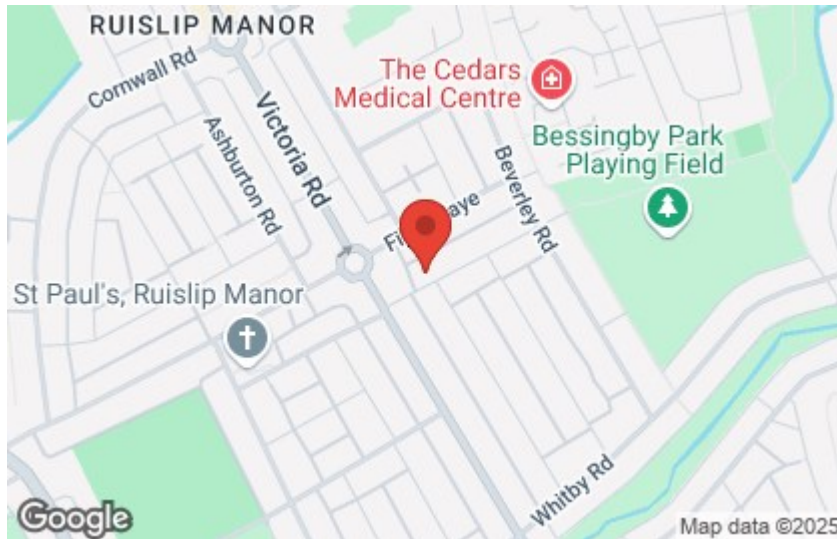
M4, A40, M25, M40



Council Tax Band:

D

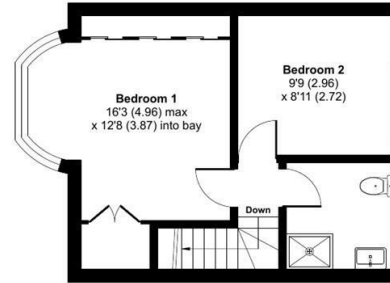
(Distances are straight line measurements from centre of postcode)



Bessingby Road, Ruislip, HA4

Approximate Area = 887 sq ft / 82.4 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 1012 sq ft / 94 sq m

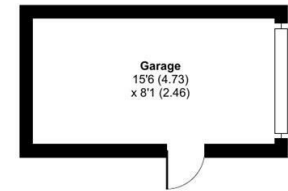
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1228267

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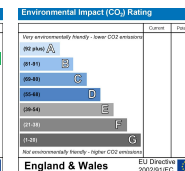
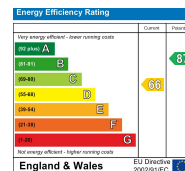
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01895 677 400

71 Victoria Road, Ruislip Manor,
Middlesex, HA4 9BH

ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk



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