

Bessingby Road

Ruislip • Middlesex • HA4 9BT

Offers In Excess Of: £500,000



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Nestled in the heart of Ruislip Manor on the sought-after Bessingby Road, this delightful two-bedroom 'B' Type Manor home offers an ideal blend of character, space, and convenience. Boasting approximately 695 sq ft of well-proportioned living accommodation, this terraced property is perfect for first-time buyers, young families, or investors alike.

COMPLETE ONWARD CHAIN

TERRACED 'B' TYPE MANOR HOME

TWO DOUBLE BEDROOMS

FAMILY BATHROOM

THROUGH LOUNGE

EXTENDED KITCHEN

OFF STREET PARKING

PRIVATE REAR GARDEN

QUIET LOCATION

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

Upon entering, you are welcomed into a spacious and light-filled reception room, featuring a large bay window that enhances the natural light and offers a warm, inviting atmosphere. To the rear, the well-appointed dining room provides direct access to the well fitted kitchen which in turn leads to the beautifully sized private garden, ideal for entertaining, gardening, or relaxing outdoors. The first floor comprises two bedrooms: a generously sized master bedroom with attractive bay frontage, and a good-sized second bedroom, along with a modern family bathroom. Additional benefits include gas central heating, double glazing, and potential for further extension (subject to the usual planning consents).

Outside

The garden is a real highlight of the property — a fantastic size for a home of this style. It offers a low-maintenance patio area, ideal for outdoor seating and summer barbecues, leading onto a large lawn perfect for families, pets, or those with green fingers. With plenty of room to relax, play, or entertain, the garden is a true extension of the living space and offers potential for further landscaping or even a home office (subject to permissions).

Location

Located just a short stroll from the bustling high street of Ruislip Manor, residents have easy access to a wide variety of shops, cafes, restaurants, and essential services. Ruislip Manor Station provides swift access into Central London via the Metropolitan and Piccadilly lines, while the nearby A40/M40 links make commuting by car just as convenient. The area is renowned for its excellent local schools, leafy parks such as Shenley Park and Cavendish Recreation Ground, and a strong community spirit, making it a highly desirable place to live.





Schools:

Lady Banks 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:

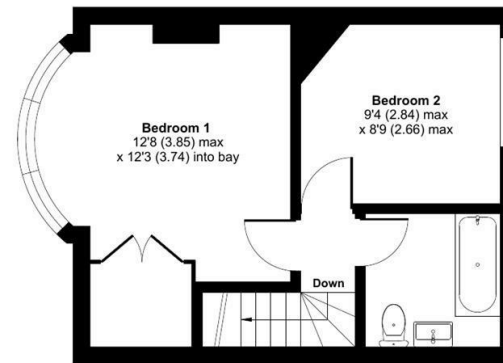
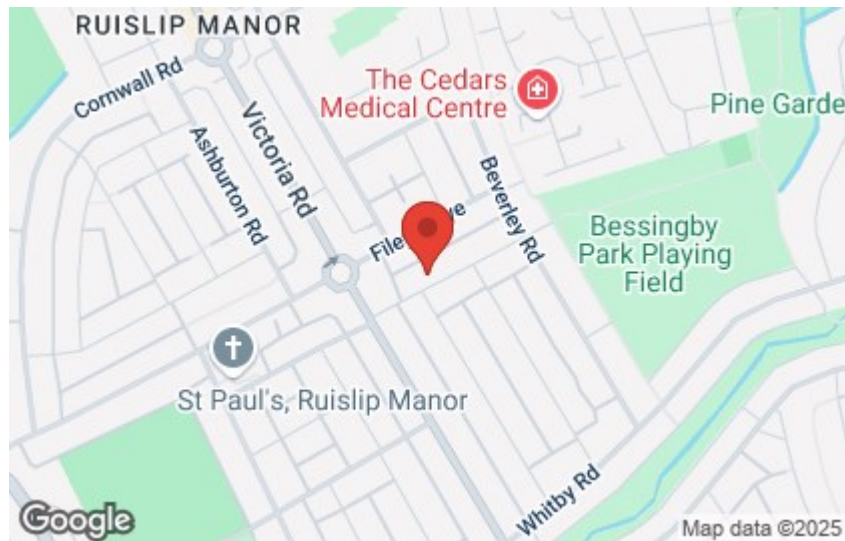
M4, A40, M25, M40



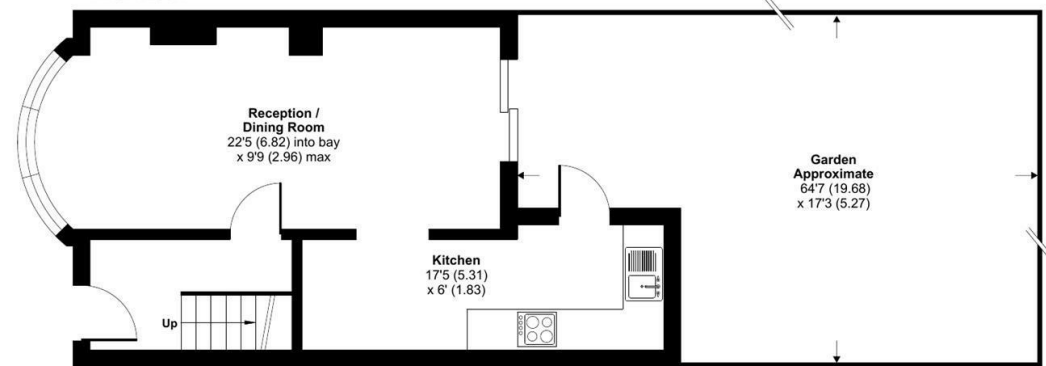
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Coopers. REF: 1285868

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Bessingby Road, Ruislip, HA4

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale

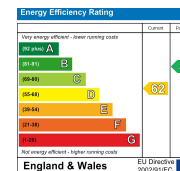


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