



Bessingby Road, Ruislip - HA4 9BT  
£550,000



**LAWRENCE RAND**



## Key Features & Description

- Driveway
- Two Bedrooms
- Close To Station
- End Of Terraced
- Immaculate Condition Throughout
- Close To Good Schools

Situated on the popular Bessingby Road, this beautifully presented two-bedroom end-of-terrace property offers stylish and modern living throughout. The accommodation comprises a welcoming entrance hallway, a bright and spacious reception room, and a contemporary fitted kitchen with ample storage and worktop space. Upstairs, the property benefits from two well-proportioned bedrooms and a modern family bathroom finished to a high standard.

Presented in immaculate condition throughout, the home has been lovingly maintained and is ready for immediate occupation with no work required.

Externally, the property enjoys a private rear garden, ideal for entertaining and family enjoyment, together with the added advantages typically associated with an end-of-terrace position.

Conveniently located close to local amenities, highly regarded schools, transport links, and recreational facilities, this superb property offers the perfect balance of comfort, convenience, and modern living.

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## Nearest Stations

Ruislip Manor Station - approx 0.5 miles

Ruislip Gardens Station - approx 0.5 miles

Eastcote Station - approx 0.7 miles

## Verified Material Information:

Council Tax band: D

EPC Energy Efficiency Rating: D

## Suppliers:

Electricity supply: Mains,

Water supply: Mains water,

Sewerage: Mains

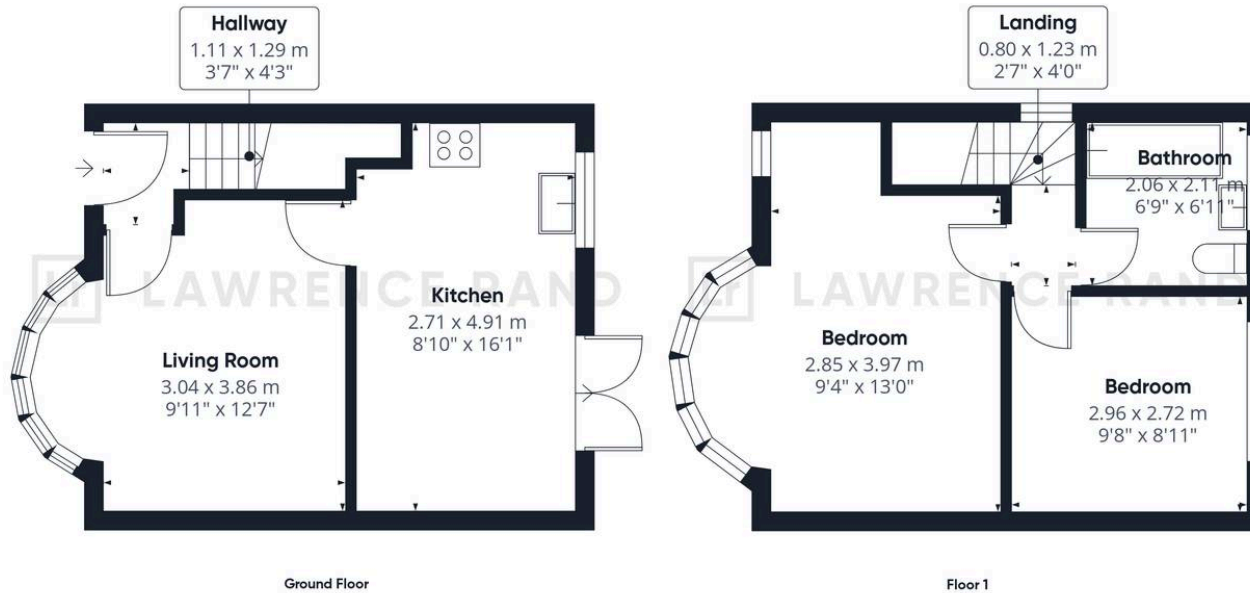
Heating: Gas central heating

## Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent





Approximate total area<sup>m</sup>  
58 m<sup>2</sup>  
624 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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