



**Beverley Road, Ruislip, HA4 9AW**  
£475,000 | Freehold



**LAWRENCE RAND**



## Key Features & Description

- Three bedrooms
- Two reception rooms
- Ground floor shower-room
- West facing garden
- Garage
- No chain
- Sought after road , in the heart of Ruislip Manor

A fantastic opportunity to create your ideal family home, this extended three-bedroom terraced house is ideally positioned just moments from Ruislip Manor's excellent shopping facilities and transport links. Offering two spacious reception rooms, the property provides flexible living and entertaining space, complemented by a west-facing rear garden –perfect for enjoying afternoon and evening sun. To the rear, a private garage accessed via a service road adds valuable parking or storage. While the property requires comprehensive updating and modernisation throughout, it presents an exciting chance for buyers to design and personalise a bespoke home in a highly convenient and sought-after location.

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### **Nearest Stations**

Ruislip Manor (Metropolitan & Piccadilly lines) –  
0.3 miles

Ruislip (Central Line) – 0.5 miles

Ruislip Gardens (Central Line) – 0.6 miles

### **Additional Information**

Council Tax band: D

EPC Energy Efficiency Rating: TBC

### **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



OUTBUILDING  
181 sq.ft. (16.8 sq.m.) approx.



GROUND FLOOR  
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



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