



Beverley Road, Ruislip, HA4 9AR  
£850,000

gh  
gibsonhoney

An exceptionally well presented and skilfully extended five bedroom, two bathroom home. Set in this peaceful location close to Ruislip Manor, this versatile residence briefly comprises: To the ground floor is a large reception room leading into an exceptionally appointed kitchen with a laundry area and downstairs cloakroom. The ground floor further benefits from a separate dining area from the main reception room. The first floor is comprised of a three DOUBLE bedrooms with fitted wardrobes, a family bathroom, and an office space. The second floor features the master bedroom with a luxurious ensuite. The property benefits include: off street parking, good size rear garden, and a beautifully spacious outbuilding to the rear. Set in the heart of Ruislip Manor, this property is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and rail links(Metropolitan/Piccadilly). There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and many senior schools within the area such as Ruislip High School. The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



## ENTRANCE PORCH

Front aspect door, side aspect double glazed frosted glass windows, downlighting, tiled flooring

## ENTRANCE HALL

Front aspect door, tiled flooring, radiator, under-stairs storage cupboard

## LIVING ROOM

Front aspect double glazed sun trap bay window, coved ceiling, tiled flooring

## RECEPTION AREA

Radiator, tiled flooring, coved ceiling

## DINING ROOM

Front aspect double glazed window, tiled flooring, downlighting, built in storage cupboards

## KITCHEN

Rear aspect double glazed windows, rear aspect double glazed frosted glass back door, double glazed velux windows, part tiled walls, tiled flooring, 5 ring gas hob with extractor hood, downlighting, room for integrated appliances, a range of base and eye level units



## DOWNSTAIRS CLOAKROOM

Heated towel rail, vanity unit incorporating wash hand basin, low level w/c, tiled flooring, spotlights

## BEDROOM ONE

Double glazed velux windows, rear aspect double glazed window, downlighting, built in wardrobes,

## BEDROOM TWO

Front aspect double glazed suntrap window, radiator downlighting, built in wardrobes

## BEDROOM THREE

Front aspect double glazed windows, radiator, built in wardrobes

## BEDROOM FOUR

Rear aspect double glazed window, radiator, downlighting, built in wardrobes

## OFFICE / STUDY

Front aspect double glazed window, downlighting

## FIRST FLOOR LANDING

Downlighting

## BATHROOM

Rear aspect double glazed frosted glass windows, tile enclosed bath with mixer tap and wall mounted shower attachment, standing shower cubicle, vanity unit incorporating wash hand basin, low level w/c, heated towel rail, downlighting, tiled walls, tiled flooring

## ENSUITE

Tiled walls, tiled flooring, rear aspect double glazed frosted glass window, tiled

walls, tiled flooring, low level w/c, standing shower cubicle, vanity unit incorporating wash hand basin, heated towel rail

## GARDEN

Patio area, mainly laid to lawn, panel enclosed fence, decking area

## OUTBUILDING

Laminate effect flooring, downlighting, front aspect double glazed bi-folding doors, storage cupboard for garden equipment

## COUNCIL TAX

London Borough of Hillingdon - Band E - £2,386.24

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS

Ruislip Manor (0.5 Miles) -  
Metropolitan/Piccadilly  
Ruislip Gardens (0.6 Miles) - Central line  
Ruislip (0.7 Miles) -  
Metropolitan/Piccadilly  
South Ruislip (0.9 Miles) -  
Central/Chiltern Railways

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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1709 ft<sup>2</sup>  
Reduced headroom  
133 ft<sup>2</sup>

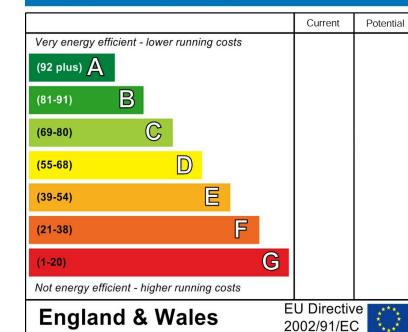
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

GIRAFFE360

### Energy Efficiency Rating



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