



Beverley Road, Ruislip, HA4 9AR
£825,000



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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