



Bessingby Road, Ruislip, HA4 9DA

NO UPPER CHAIN. Gibson Honey are delighted to present to the market this extended and larger than average terraced home with potential to extend further subject to the usual planning constraints. The property briefly comprises: Three double bedrooms, through lounge/diner, fitted kitchen and a great size modern bathroom suite. The benefits include: double glazing, gas central heating, off street parking and private rear garden with a large outbuilding. This property is set within a family friendly neighbourhood in the heart of Ruislip Manor and is a short distance to the High Street which offers a good range of local shops, bus routes, restaurants and Metropolitan/Piccadilly rail links with other connections close by. There are a number of highly regarded schools nearby including Lady Bankes Infant and Junior School and Ruislip High School. For the Motorist, the A40 is within striking distance offering swift and easy access to both Central London and the Home Counties.



ENTRANCE PORCH

Side aspect double glazed window, front aspect double glazed door, built in shoe storage, front aspect frosted door to:

RECEPTION/ DINING ROOM

Front aspect double glazed bay window, coved ceiling, radiators x 2, feature decor gas fireplace, integrated storage cupboards, storage cupboard under stairs housing meters, Nest Thermostat and home security system, doors to:

KITCHEN

Rear aspect double glazed window, wooden flooring, part tiled walls, a range of base and eye level units, extractor hood, integrated electric oven, space for appliances including: washing machine and fridge freezer. Rear aspect double glazed door to Rear Garden.

BATHROOM

Rear aspect double glazed frosted window, tiled floor, part tiled walls, vanity unit incorporating wash hand basin, low level wc, shower cubicle, panel enclosed bath with shower attachment and mixer taps, heated towel rail, underfloor electric heating.

FIRST FLOOR LANDING

Hatch to loft space, (Ladder, Lighting and Part Boarded), doors to:

BEDROOM ONE

Front aspect double glazed bay window, coved ceiling, radiator, a range of fitted wardrobes.

BEDROOM TWO

Dual aspect double glazed window, coved ceiling, radiator, a range of fitted wardrobes.

BEDROOM THREE

Rear aspect double glazed window, coved ceiling, radiator.

FRONT

Off street parking.

REAR GARDEN

Laid to lawn, decked area, panel

enclosed fence, private gated rear access, doors to:

OUTBUILDING

Dual aspect windows, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band D - £1,658.87

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

DISTANCE TO STATION

Ruislip Manor (0.5 Mile) - Metropolitan/Piccadilly
Ruislip Gardens (0.5 Mile) - Central line
Ruislip (0.7 Mile) - Metropolitan/Piccadilly
South Ruislip (0.8 Mile) - Central Line/National Rail

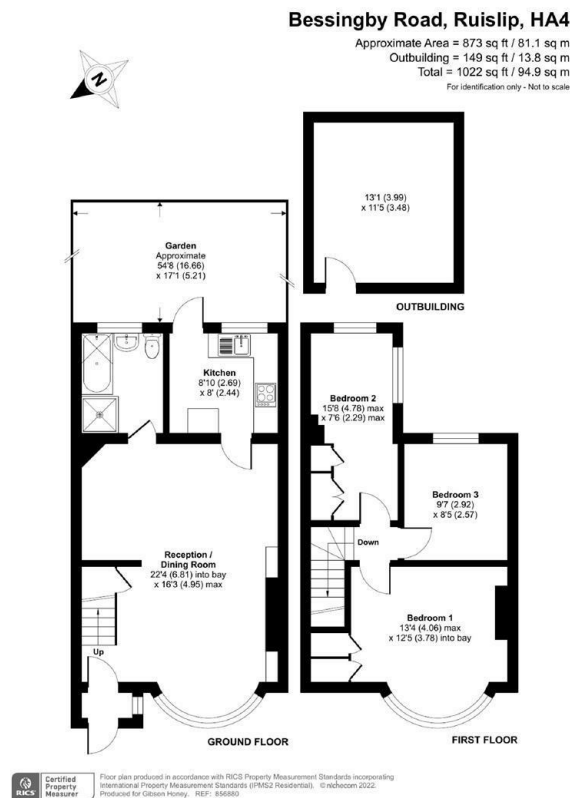


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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