



Beverley Road, Ruislip, HA4 9AL



Situated on the sought-after Beverley Road in the heart of Ruislip Manor, this well-presented two bedroom 'B-type' Manor home offers a wonderful blend of period character and modern convenience, ideal for families or professionals looking to settle in a vibrant and well-connected community. This traditional 1930s-style property boasts a spacious and light-filled through lounge perfect for both relaxing and entertaining, which opens to a modern kitchen area, then leading out to the private rear garden. Upstairs, the master bedroom benefits from a front aspect bay window, offering added space and light. Upstairs also comprises a further well-sized bedroom and family bathroom, all thoughtfully arranged to maximise space and natural light. The property retains many original features typical of the Manor homes, while offering scope for personalisation or future extension (STPP). Further benefits include; off street parking, a well maintained garden and gas central heating.

Located 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 HALL

Front aspect double glazed frosted door, radiator, door to:

### THROUGH LOUNGE

Front aspect double glazed bay window, rear aspect double glazed window, coved ceiling, radiator x2, through to:

### KITCHEN

Rear aspect double glazed door to garden, part tiled walls,

lino/vinyl flooring, a range of eye and base level units, space for fridge freezer and washing machine.

### FIRST FLOOR LANDING

Loft hatch, doors to:

### MASTER BEDROOM

Front aspect double glazed bay window, front aspect double glazed window, coved ceiling, radiator.

### BEDROOM TWO

Rear aspect double glazed window, coved ceiling, radiator.

### BATHROOM

Rear aspect double glazed frosted window, tiled walls, vinyl flooring, heated towel rail, shower cubicle with power shower attachment, vanity enclosed wash hand basin, low level wc.

### GARDEN

Patio area x 2, laid to lawn, garden shed with power.

### COUNCIL TAX

London Borough of Hillingdon -  
Band D - £1,952.38

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

### DISTANCE TO STATIONS

Ruislip Manor (0.5 Miles) -  
Metropolitan/Piccadilly  
Ruislip Gardens (0.8 Miles) -  
Central line  
Ruislip (0.9 Miles) -  
Metropolitan/Piccadilly  
South Ruislip (1.2 Miles) -  
Central/Chiltern Railways



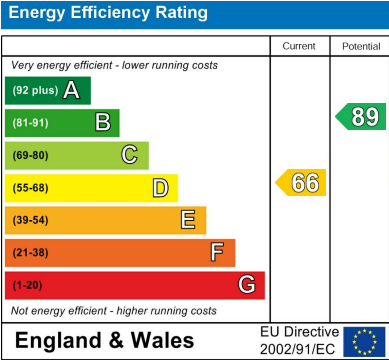
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