

Jamie Dean & Co

Estate Agents and Valuers

BESSINGBY ROAD, **RUISLIP**



PRICE £675,000 FREEHOLD

- * SPACIOUS FOUR BEDROOM SEMI-DETACHED HOUSE ***
- * TWO RECEPTION ROOMS ***
- * FITTED KITCHEN/BREAKFAST ROOM ***
- * DOUBLE WIDTH GARAGE ***
- * NO UPPER CHAIN ***

Jamie Dean & Co, as sole agents, are delighted to be able to offer for sale this extended four-bedroom semi-detached house, ideally situated within reach of all local amenities, including Ruislip Manor's shopping/dining facilities, library, primary schools and Ruislip Manor Jubilee & Metropolitan line station. Offering spacious accommodation throughout, the property is offered in good order and viewing by serious purchasers is highly recommended.

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Bessingby Road, Ruislip, Middlesex continued...

Front door to:

Reception

Hallway: Laminate wood flooring, central heating radiator, stairs to first floor.

Living Room: **15'6 x 8'3 (4.72m x 2.51m).** Central heating radiator, laminate wood flooring, double glazed windows to front, door to ...

Kitchen/

Breakfast room: **14'5 x 8'3 (4.39m x 2.51m).** Range of fitted wall and base units, space and plumbing for washing machine and dishwasher, single bowl stainless steel sink unit with mixer tap, double glazed windows to rear, inset electric hob, built in electric oven, space for 'American style' fridge/freezer, fitted breakfast bar, double glazed door to rear garden, bi-folding double louvre doors to...

Through

Lounge: **22'1 x 16' (6.73m x 4.88m) max.** Double glazed bay window to front, wood laminate flooring, central heating radiator, double glazed sliding patio doors to rear garden, feature fireplace, large understairs cupboard, door to hallway.

First floor

Landing: Airing cupboard housing hot water cylinder, access to loft space.

Bedroom 1: **13'1 x 13' (3.99m x 3.96m).** Double glazed bay windows to front, central heating radiator, walk in wardrobe with double louvre doors.

Bedroom 2: **14'8 x 8'4 (4.47m x 2.54m).** Double glazed windows to rear, central heating radiator.

Bedroom 3: **9'6 x 8'8 (2.90m x 2.64m).** Double glazed windows to rear, central heating radiator.

Bedroom 4: **9'4 x 8'3 (2.84m x 2.51m).** Double glazed windows to front, central heating radiator.

Bathroom: **6'7 x 6'6 (2.01m x 1.98m).** Panelled bath, pedestal wash hand basin, low level flush WC, double glazed window to rear, central heating radiator, part mosaic tiled walls.

Rear Garden: Mainly laid to lawn, paved patio area.

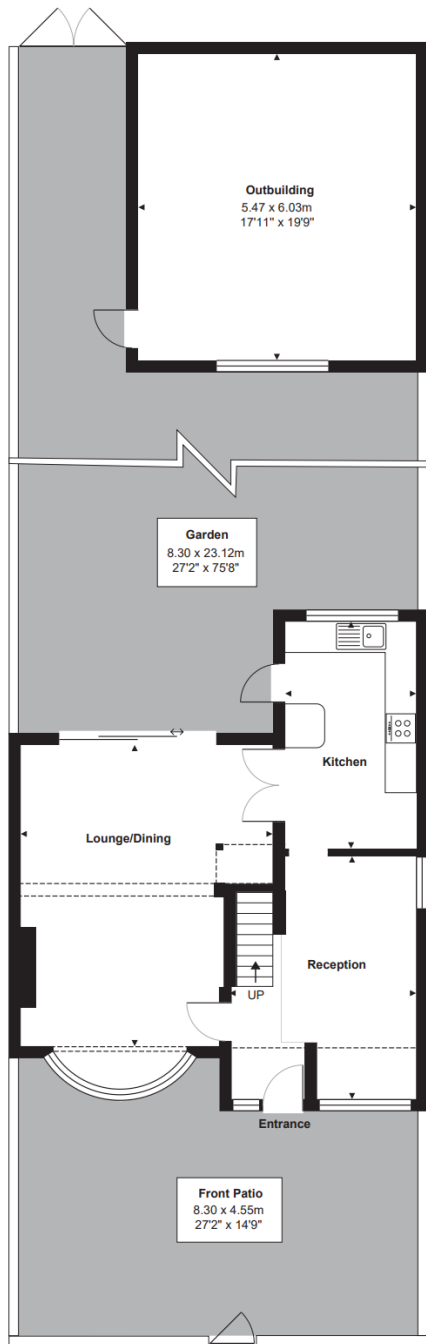
Double Garage: Double width garage accessed via gated service road.



Bessingby Road, Ruislip, Middlesex continued...

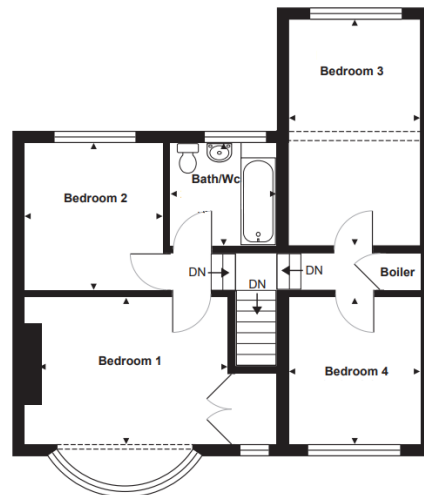


Bessingby Road, Ruislip, Middlesex continued...



Ground Floor

Total Area: 144.8 m² ... 1558 ft²



First Floor

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING, PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES, AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D	56 d	
39-54	E		
21-38	F		
1-20	G		

**VIEWING IS STRICTLY BY
APPOINTMENT THROUGH
SOLE AGENTS
JAMIE DEAN & CO
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Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.