



LAWRENCE RAND



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Beverley Road, Ruislip, Middlesex, HA4 9AN

£525,000

Key features:

- Two bedroom house
- Modern kitchen
- Lounge
- Well maintained garden
- Garage to rear
- Sought after road

**About the property:**

Nestled in the heart of the of Ruislip Manor, this impeccably maintained two-bedroom house presents a prime opportunity for a discerning buyer seeking a stylish residence. Boasting an excellent condition throughout, this property exudes a blend of modern elegance and homely comfort, ensuring a delightful living experience.

The ground floor encompasses a spacious living area, adorned with tasteful decor, that effortlessly leads into a bright conservatory. This versatile space is ideal for relaxing with a book or entertaining guests, offering panoramic views of the well-maintained garden, a serene oasis just beyond the glass panes.

The heart of this home lies in the modern kitchen, a culinary haven featuring sleek cabinetry, integrated appliances, and ample counter space for culinary creations.

Ascending to the upper level, two generously proportioned bedrooms await, both bathed in natural light and offering tranquillity and comfort. Each room is thoughtfully designed to cater to modern living needs, with built-in storage solutions. Completing the property is a fresh family bathroom.

For added convenience, a single garage to the rear of the property provides secure parking accesses via a shared service road.

Amenities:

Beverley Road is a family friendly location, close to the great local amenities of Ruislip Manor with its abundance of shops, bus services and tube line (Metropolitan/Piccadilly) For the motorist the A40/Western Avenue is close by providing swift access into Central London and the surrounding Home Counties. For families the property falls within the catchment of many of the local highly regarded schools.

Verified Material Information

Property construction: Standard form
London Borough of Hillingdon
Council tax band: D
Yearly cost: £1863.91
Tenure: Freehold

Energy Performance rating: D

Supplier information:

Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: Double glazing

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

All information is provided without warranty.

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

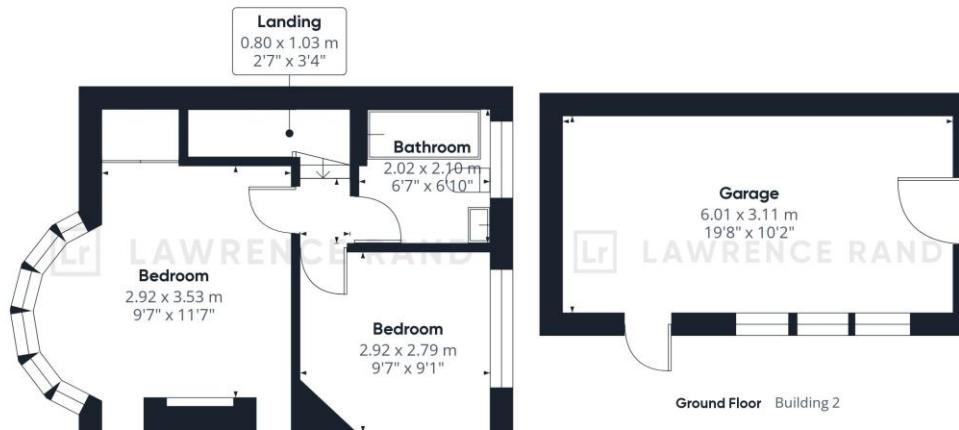






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate total area⁽¹⁾88.24 m²949.8 ft²

Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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