



**Beverley Road, Ruislip – HA4 9AR**

Guide Price **£600,000 | Freehold**



**LAWRENCE RAND**



## Key Features & Description

- Three Double Bedrooms
- Terraced House
- Garage
- Off-Street Parking
- Two Bathrooms
- Extended To The Rear
- Immaculate Condition Throughout

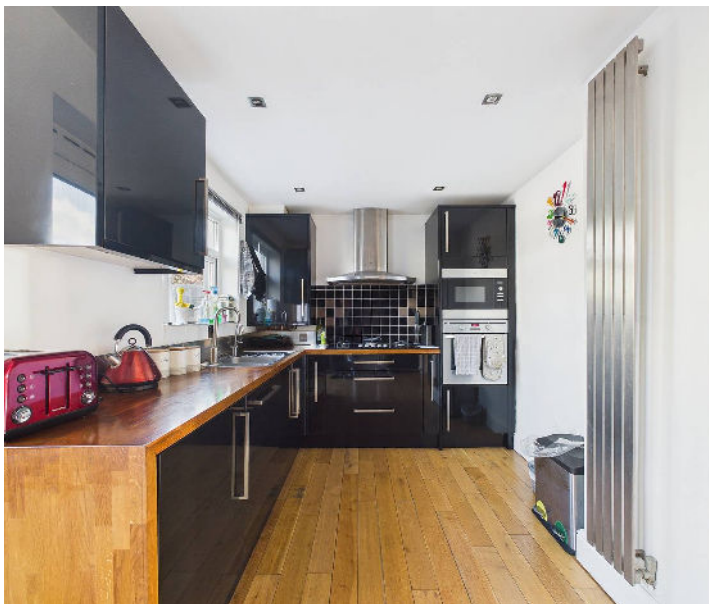
A fantastic opportunity to acquire this three double bedroom extended terraced family home, situated on Beverley Road in Ruislip. The property has been extended to the rear and further benefits from a fully converted loft providing a third bedroom, complete with its own shower-room and Juliet balcony.

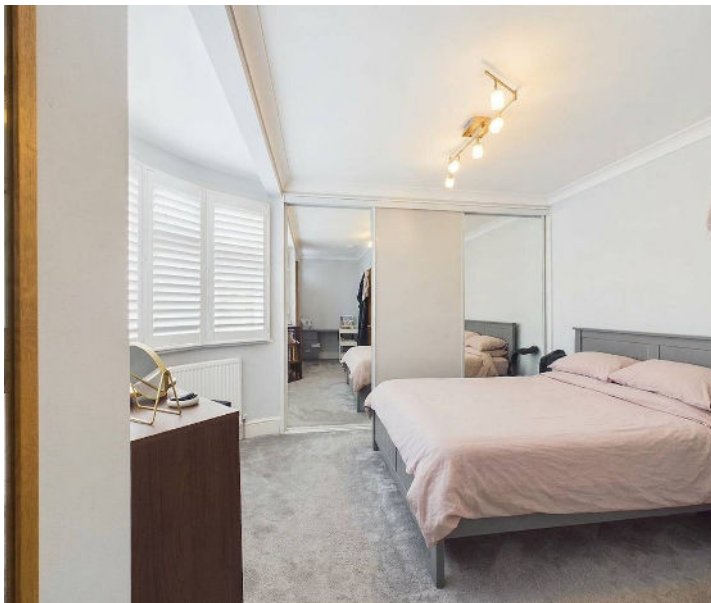
The ground floor comprises a welcoming entrance hall leading into a spacious living room, with the rear extension providing a large kitchen and additional living space, ideal for modern family life.

To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor provides an impressive principal bedroom suite, offering excellent privacy and versatility. The loft bedroom benefits from a modern en-suite shower-room and Juliet balcony and delightful views over Bessingby Park.

Externally, the property benefits from a private rear garden and garage with access to the rear by a secured service road where you are able to store a car. A garden providing a great outdoor space for relaxing and entertaining.

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### **Nearest Stations**

Ruislip Gardens – approx 0.5 miles

South Ruislip – approx 0.7 miles

Ruislip Manor – approx 0.7 miles

### **Verified Material Information:**

Council Tax band: D

EPC Energy Efficiency Rating: TBC

### **Suppliers:**

Electricity supply: Mains,

Water supply: Mains water,

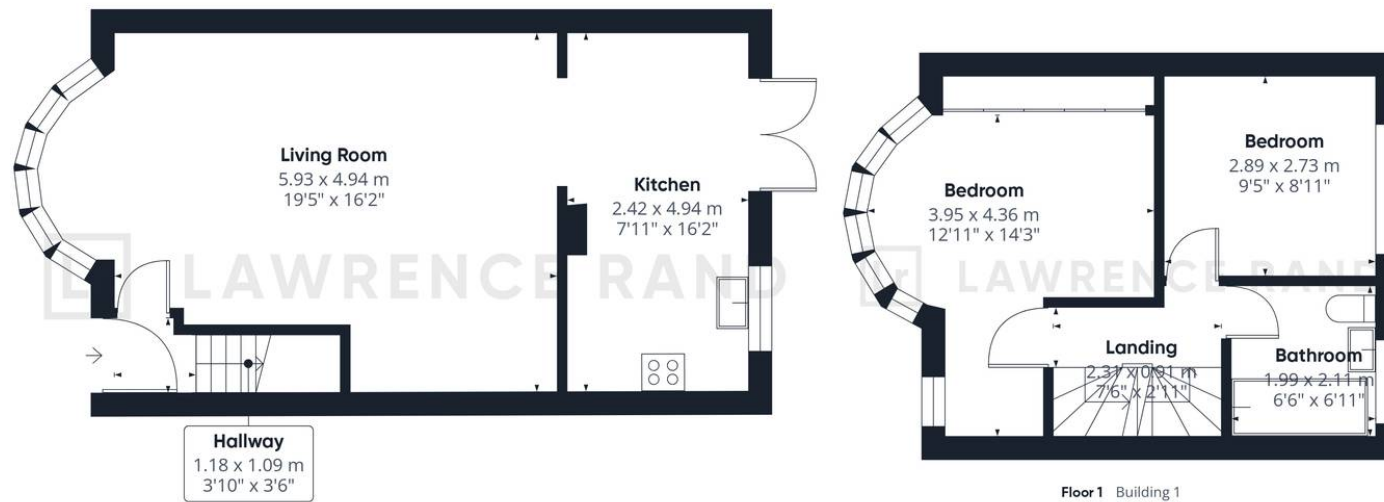
Sewerage: Mains

Heating: Gas central heating

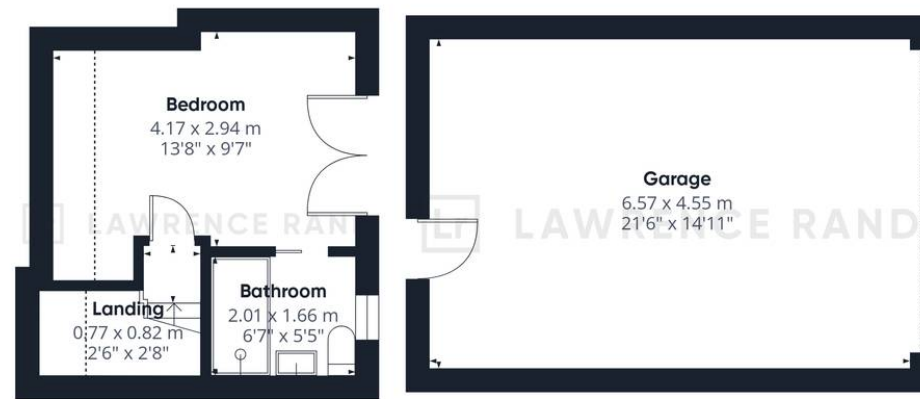
### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE – Excellent



Ground Floor Building 1



Floor 2 Building 1

Ground Floor Building 2

## Lawrence Rand

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