

Estate Agents and Valuers

<u>BESSINGBY ROAD,</u> <u>RUISLIP</u>



PRICE £695,000 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 Picadilly & 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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Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARL

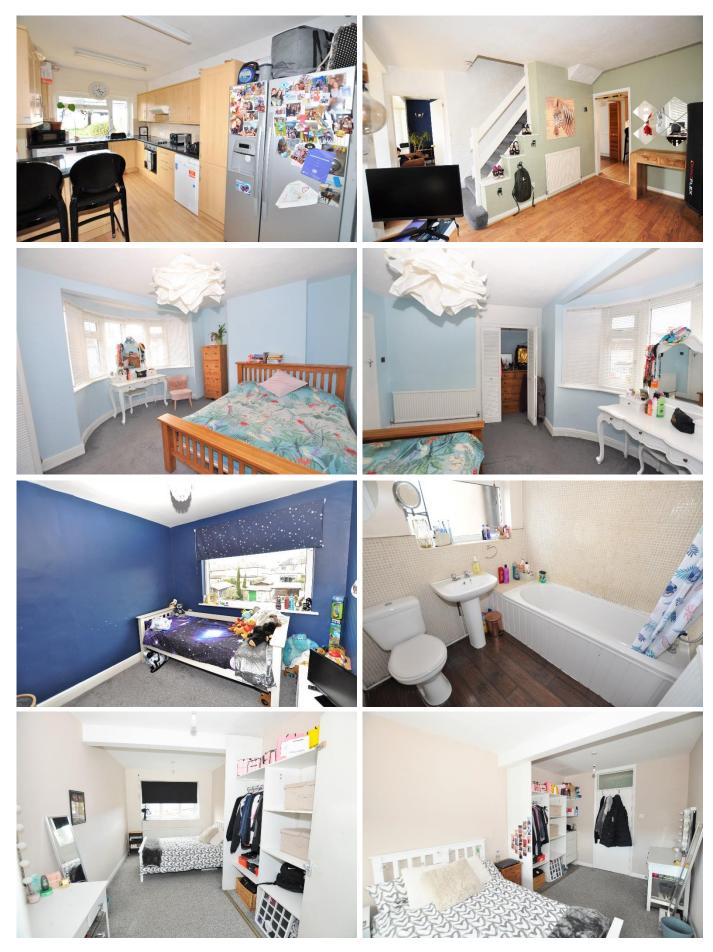
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Front door to:				
Reception Hallway:	Laminate wood flooring, central heating radiator, stairs to first floor.			
Living Room:	15'6 x 8'3 (4.72m x 2.51m). Central heating radiator, laminate wood flooring, double glazed windows to front, door to			
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...



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

AWAITING FLOORPLAN

VIEWING IS STRICTLY BY APPOINTMENT THROUGH SOLE AGENTS JAMIE DEAN & CO 020 8954 6166

