



Beverley Road HA4 9AS

Situated on a popular residential road backing onto Bessingby playing fields and within close proximity to bus routes, shops, well regarded Schools and also offering easy access to Ruislip Manor train station is this spacious mid terrace house offered for sale with on onward chain. In need of modernisation but nevertheless a fantastic opportunity, accommodation comprises entrance hall, 2 reception rooms, kitchen, lean to, master bedroom with potential to convert into 2 separate rooms, another double bedroom & family bathroom. Externally, there are gardens front & rear, approx 80ft with garage via rear access...VIEWING IS HIGHLY ADVISED

Accommodation

- a spacious 2 bed mid terrace house
- potential to convert to 3 bedrooms
- 2 reception rooms
- family bathroom
- double glazed windows
- large rear garden
- garage to rear
- popular location

Ground Floor

entrance hall - staircase to first floor with storage cupboard under

living room - 11' 11" x 10' 2" (3.64m x 3.12m) front aspect double glazed window, wood block flooring & feature fireplace

reverse view -

dining room - 9' 6" x 16' 3" (2.9m x 4.97m) fitted carpet & feature fireplace

kitchen - 8' 2" x 6' 4" (2.51m x 1.95m) range of eye & base level units, one & half bowl sink unit with mixer tap, rear aspect double glazed window & door leading to rear garden

lean to -

first floor landing - access to loft

bedroom 1 - 12' 4" x 16' 3" (3.78m x 4.97m) (with potential to convert into 2 rooms as many houses in this road have done so) Front aspect double glazed window x2 & fireplace

reverse view -

bedroom 2 - 9' 4" x 9' 11" (2.87m x 3.04m) rear aspect double glazed window, fitted wardrobe & built in storage cupboard

bathroom - 6' 0" x 5' 9" (1.85m x 1.77m) bath, wa

external - gardens front and rear, garage via rear access

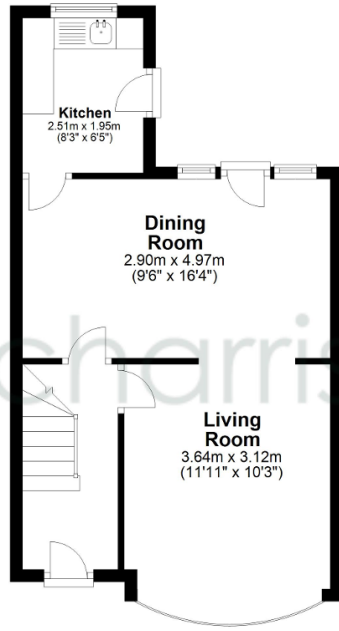




Floorplans

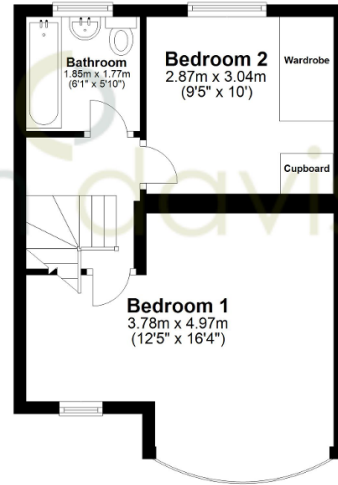
Ground Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



Total area: approx. 70.3 sq. metres (756.5 sq. feet)

Energy Efficiency and Environmental Impact

