

Berkeley Close

Middlesex • • HA4 6LF
Guide Price: £350,000



coopers
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Berkeley Close

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Tucked away on a quiet little road, this two bedroom first floor maisonette is perfect for both first time buyers and buy to let investors. The property, offers bright, airy neutral rooms with a clean finish throughout and within walking distance of handy tube links and highly rated local schools. The property boasts a private garden and a viewing is recommended as soon as possible.

MAISONETTE

FIRST FLOOR

TWO DOUBLE BEDROOMS

FAMILY BATHROOM

NEUTRAL FINISH THROUGHOUT

LIVING ROOM

KITCHEN

CLOSE TO TRANSPORT LINKS & SCHOOLS

PRIVATE GARDEN

700 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





DESCRIPTION

Ready made for completely relaxed living and set in an ultra convenient location, this first floor two double bedroom maisonette is an ideal opportunity for those looking to get into the marketplace for the first time or creates a sound investment prospect. It is larger than average and immaculately presented throughout. The property comprises of entrance hallway, good size lounge, a fitted kitchen with ample storage and appliances. There are two double bedrooms towards the front and the property is finished with a family bathroom which has under floor heating. It is double glazed and gas central heated, and further benefits from access to a loft space.

OUTSIDE

The front of the property includes a pathway to the side of the building leading to your private front door. Further down the pathway is the private garden with a patio and lawn area.

SITUATION

Berkeley Close is a one way crescent just off West End Road, a popular neighbourhood that is convenient for both Ruislip High Street and Ruislip Gardens. It is also within close proximity to Ruislip Manor although Ruislip High Street is a short stroll to buzzing cafés, trendy eateries and shops. Local transport links are available nearby from Ruislip Gardens station for the Central line, either Ruislip or Ruislip Manor station for the Metropolitan/ Piccadilly line providing reliable links into the City and West End. Alternatively South Ruislip is serviced by both tube and train lines into Marylebone Station in just 25 minutes, with regular service. For the motorist the A40/M25 is a short drive away providing access to Central London and the Home Counties. For families, there are a number of highly regarded schools that cater for children of all ages within close proximity including Lady Bankes, Sacred Heart and Ruislip High. Nearby leisure facilities include a fantastic new leisure and retail park on Victoria Road which has both a cinema and several restaurants.



Schools:

Ruislip High School 0.25 miles
Ruislip Gardens Primary School 0.33 miles
Sacred Heart Catholic Primary School 0.53 miles



Train:

Ruislip Gardens Station 0.3 miles
Ruislip Station 0.6 miles
Ruislip Manor Station 0.6 miles



Car:

M4, A40, M25, M40

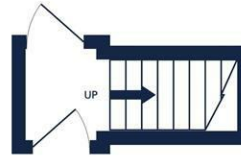


Council Tax Band:

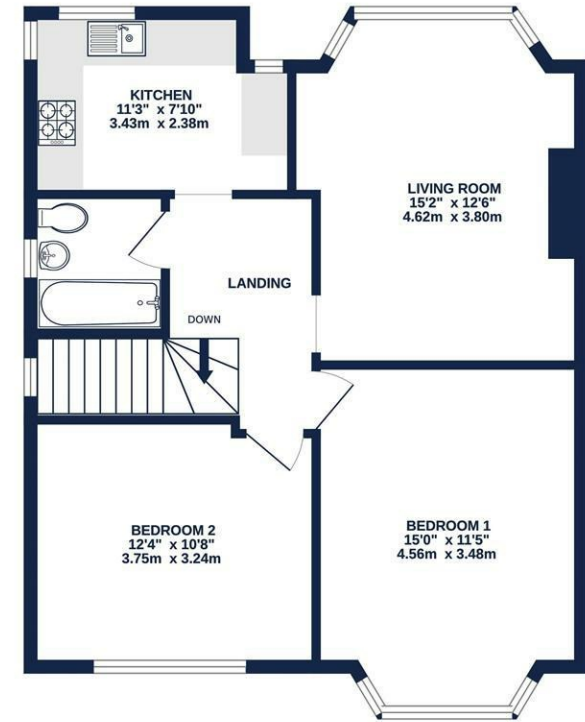
(Distances are straight line measurements from centre of postcode)



ENTRANCE FLOOR
39 sq.ft. (3.6 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Less energy efficient	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - highest running costs	G		

England & Wales
EPC Directive
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.