

# Berkeley Close

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



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Wonderfully presented throughout and only a short walk to Ruislip Gardens shops and Tube Station (Central Line), this ground floor two bedroom maisonette briefly comprises; entrance hallway, spacious lounge, two good sized bedrooms, kitchen, tiled family bathroom and private rear garden.

CHAIN FREE

TWO DOUBLE BEDROOMS

GROUND FLOOR MAISONETTE

LARGE LOUNGE

FAMILY BATHROOM

FITTED KITCHEN

SOUGHT AFTER LOCATION

PRIVATE REAR GARDEN

LONG LEASE

607 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

Set in an ultra convenient location, this ground 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. When entering the home you are greeted with a large hallway allowing access to all rooms. To the front of the property are the two double bedrooms with the master being to the right hand side. Further down the hallway is the spacious living room with plenty of room for a dining table and views of the rear garden. Across the hallway is the family bathroom that includes a bath, basin and w.c. Completing the home is the kitchen at the rear with ample room for worktop and storage space. The maisonette includes a private rear garden accessible via the kitchen door.

### Outside

The maisonette includes a private rear garden that can be reached via a short walk out of the kitchen door. There is an artificial lawn as well as a storage shed for garden tools.

### Location

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



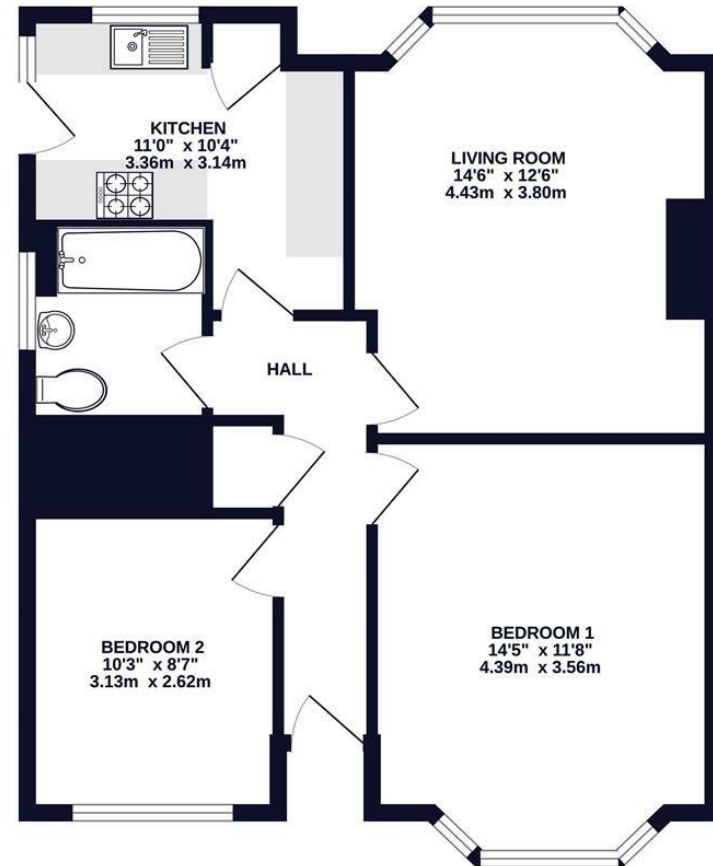
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 607 sq.ft. (56.4 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 - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		67	76

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.