



Berkeley Close, Ruislip, HA4 6LE  
£649,000





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**\*NO UPPER CHAIN\*** An exceptional BRAND NEW build three bedroom semi-detached family home, ideally situated on the sought-after Berkeley Close in Ruislip. Finished to a high specification throughout, this beautifully designed property offers spacious and versatile accommodation arranged over three floors. The ground floor features a bright and contemporary open-plan kitchen and living area, ideal for modern family living and entertaining, alongside a separate downstairs cloakroom which can be used as a utility room as well. To the first floor are two well-proportioned bedrooms, complemented by two stylish bathrooms, providing convenience and comfort for growing families. Occupying the entire second floor is a superb additional bedroom suite, offering flexible use as a master suite, guest accommodation, home office, or playroom. Additional benefits include balcony, private garden and off street parking. Further benefits include; Under floor heating across the entire ground floor, EPC rating A, EV chargers, Solar Panel and a 10 year new build warranty. This most desirable property is situated just moments from Ruislip & Ruislip Manor's shopping and transport facilities (Metropolitan/Piccadilly lines). Ruislip Gardens station (Central line) is also within walking distance. The A40/M40 is just a short drive away providing swift and easy access into Central London and the Home Counties. The property is also within the catchment area of several highly regarded primary and secondary schools.



## ENTRANCE HALL

Front aspect double glazed frosted glass front door, storage cupboard housing meters, tiled flooring, underfloor heating, downlighting

## DOWNSTAIRS WC

Front aspect double glazed leaded light frosted glass window, tiled flooring, tiled walls, low level wc, underfloor heating, vanity unit incorporating wash hand basin, downlighting

## KITCHEN/ DINER

Side aspect double glazed leaded light windows, rear aspect double glazed bi-folding doors, tiled flooring, downlighting, underfloor heating, four ring gas hob with extractor hood, stainless steel sink and a half, a range of base and eye level units, various integrated appliances.

## FIRST FLOOR LANDING

LED lighting, doors to:

## BEDROOM TWO

Rear aspect double glazed leaded light window, side aspect double glazed sliding door to balcony, wall mounted radiator, downlighting

## EN SUITE

Tiled flooring, tiled walls, walk in shower with rainfall shower and separate shower attachment, low level wc, vanity unit incorporating wash hand basin, heated towel rail, downlighting

## BEDROOM THREE

Front aspect double glazed leaded light window, side aspect double glazed leaded light window, radiator, downlighting

## FAMILY BATHROOM

Front aspect double glazed leaded light frosted glass windows, tiled flooring, tiled walls, low level wc, heated towel rail, vanity unit incorporating wash hand basin, downlighting, free standing bath tub with shower attachment

## SECOND FLOOR LANDING

Downlighting, door to:

## MASTER BEDROOM

Rear aspect double glazed Velux windows, radiator, downlighting, storage cupboard

## COUNCIL TAX

## DISTANCE TO STATIONS

Ruislip Gardens (0.3 Miles) - Central line  
Ruislip (0.6 Miles) - Metropolitan/Piccadilly lines  
Ruislip Manor (0.6 Miles) - Metropolitan/Piccadilly lines



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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