



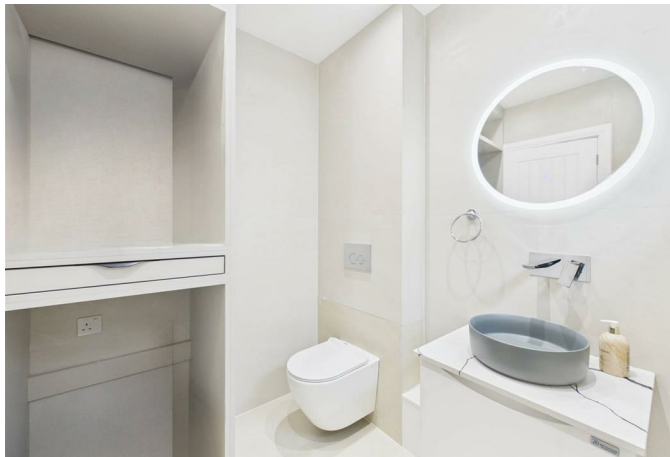
Sidmouth Drive, Ruislip, HA4 0BX





gibsonhoney

**\*NO UPPER CHAIN\***. A stunning BRAND NEW three bedroom semi-detached home located on the desirable Sidmouth Drive in Ruislip, offering beautifully arranged accommodation across three floors and finished to an exceptional standard throughout. Designed with modern family living in mind, the ground floor boasts a spacious open-plan kitchen, dining, and living area with contemporary fittings and ample natural light, creating the perfect space for both relaxing and entertaining. A separate utility area/guest WC complete the ground floor. The first floor comprises two generously sized double bedrooms, with one featuring a walk-in-wardrobe and both benefiting from stylish private en-suite bathrooms, offering comfort and convenience for family members or guests alike. Occupying the top floor is an impressive principal bedroom suite featuring its own luxurious en-suite shower room and Juliet balcony, providing a peaceful and private retreat. 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. Set in this popular location within walking distance of Ruislip High Street, Ruislip Manor and Ruislip Gardens, the property is ideally located for a number of local schools including Sacred Heart, Ladybankes and Ruislip High. Equidistant to an array of train stations including Ruislip Gardens and Ruislip Manor (Central/Piccadilly/Metropolitan) and conveniently located for the A40/M40/M25 offering access into London and the Home Counties.



## ENTRANCE HALL

Front aspect double glazed frosted glass front door, tiled flooring, underfloor heating, LED lighting, under-stair storage cupboard, doors to :

## DOWNSTAIRS W/C

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

## KITCHEN/ DINER

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

## FIRST FLOOR LANDING

Side aspect double glazed leaded light window, LED lighting, doors to:

## BEDROOM TWO

Rear aspect double glazed leaded light window, Side aspect double glazed leaded light window radiator, downlighting, walk-in wardrobe.

## EN SUITE

Front aspect double glazed frosted glass, tiled flooring, tiled walls, walk in shower with rainfall shower and separate shower attachment, low level wc, vanity unit incorporating counter-top basin, heated towel rail, downlighting

## BEDROOM THREE

Rear aspect double glazed leaded light window, radiator, downlighting, walk-in wardrobe.

## EN SUITE

Front aspect double glazed frosted glass, tiled flooring, tiled walls, walk in shower with rainfall shower and separate shower attachment, low level wc, vanity unit incorporating counter-top basin, heated towel rail, downlighting

## SECOND FLOOR LANDING

Downlighting, storage cupboard, door to:

## MASTER BEDROOM

Front aspect double glazed velux windows, rear aspect double glazed

Juliet balcony doors, downlighting, wall mounted radiator

## EN SUITE

Rear aspect double glazed frosted glass window, tiled flooring, tiled walls, walk in shower with rainfall shower and separate shower attachment, low level wc, vanity unit incorporating counter-top basin, heated towel rail, downlighting

## GARDEN

Wrap around patio, panel enclosed fence, laid to lawn

## COUNCIL TAX

TBC

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## DISTANCE TO STATIONS



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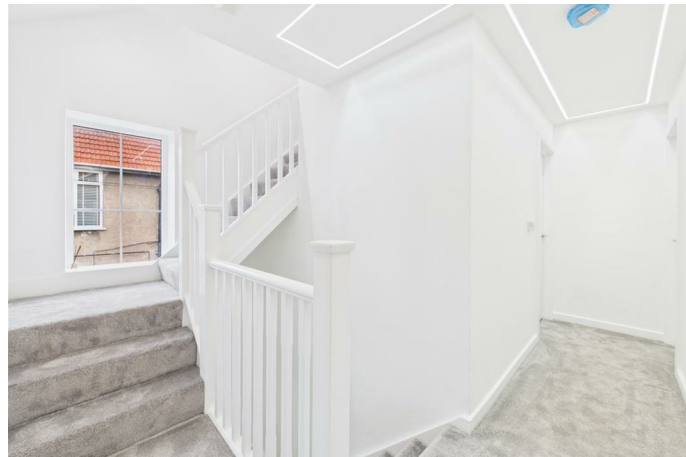
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>94</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	Not energy efficient - higher running costs	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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