



Berkeley Close, Ruislip, HA4 6LE
£2,600 Per Month

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.



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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. 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 as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

92 High Street, Ruislip, Middlesex, HA4 8LS
T: 01895 625999
lettings@gibsonhoney.co.uk
www.gibsonhoney.co.uk

