



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





gibsonhoney

**\*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 a stylish family bathroom suite. 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

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

## DOWNSTAIRS W/C

Side 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, 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 LANIDNG

Front aspect double glazed leaded light frosted glass window, LED lighting, doors to:

## FAMILY BATHROOM

Side 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

## GARDEN

Patio area, panel enclosed fence, mainly laid to lawn

## 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



## BEDROOM TWO

Side aspect double glazed window, Rear aspect double glazed door to balcony, wall mounted radiator, downlighting

## BEDROOM THREE

Rear aspect double glazed door to balcony, wall mounted radiator, downlighting

## SECOND FLOOR LANDING

Downlighting

## MASTER BEDROOM

Side aspect double glazed velux windows, downlighting, radiator

73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

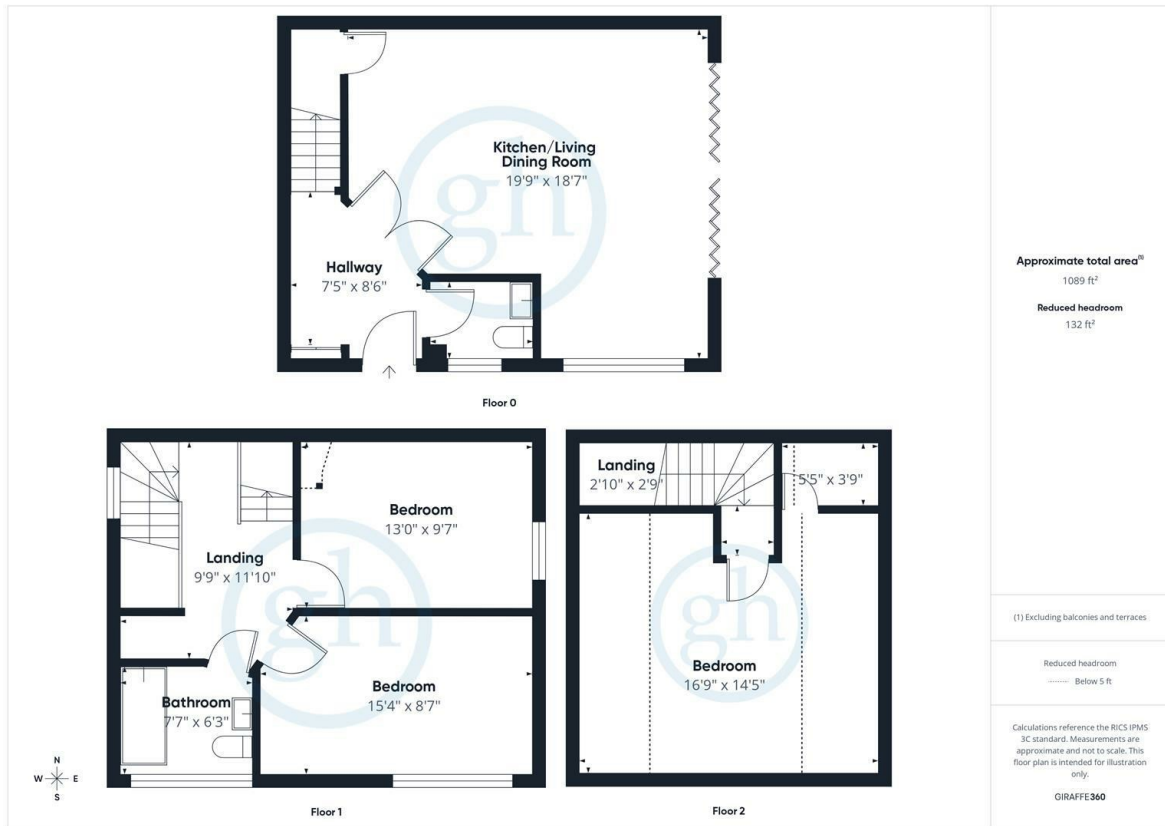
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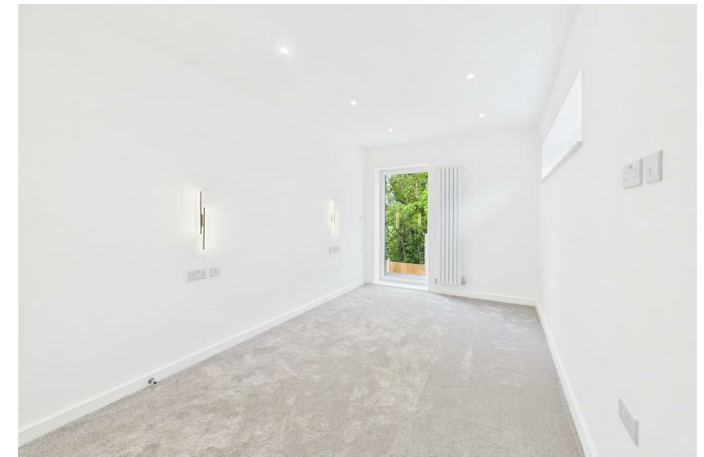
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



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