



Salcombe Way, Ruislip, HA4 6BA
£650,000

Wade House has been shortlisted for the prestigious AJ House of the Year (Manser Medal), placing it among just 8 homes nationwide selected by the judges. An incredible achievement and a testament to the quality of this exceptional development.

BRAND NEW HOME – NO UPPER CHAIN. Situated in a highly convenient location, Wade House is a contemporary two-bedroom detached home inspired by Scandinavian design and the modernist heritage of Ruislip's Metroland era.

The striking exterior combines larch cladding, crafted metalwork, and a handmade Accoya front door inset with a unique stained glass panel. Inside, thoughtful design and high-quality materials create bright, functional living spaces, with underfloor heating throughout, bespoke storage, and a spacious open-plan living area opening directly onto the landscaped south-facing garden.



ENTRANCE HALL

Handmade Accoya front door, Full height pocket to living room, Kettley floor tiles, under floor heating throughout property, bespoke joinery providing generous integrated storage.

DOWNSTAIRS CLOAKROOM

Douglas Fir lined WC with concealed cistern, wall mounted wash hand basin, Kettley floor tiles and under floor heating.

LIVING ROOM

Light filled living space, front aspect double glazed frameless bay window, triple glazed opening doors to the garden, the handleless kitchen is crafted in the same Douglas fir timber, paired with integrated Miele appliances and crisp white Silestone worktop with a wheeled kitchen island and quartz worktop, Silver fir stairs to first floor landing.

LANDING

Vaulted volume of beams with electrically operated Velux windows and electric side aspect picture window frame, built in seating, storage, and laundry area fitted with Miele washer/dryer are quietly integrated, doors to:

BEDROOM ONE

Front aspect double glazed frameless bay window, timber vaulted ceiling.

BEDROOM TWO

Front aspect double glazed frameless window, timber vaulted ceiling.

BATHROOM

The wet room pairs Ketley pavers with Lusso Stone fittings and a rain shower, timber vaulted ceiling with electrically operated Velux window.

FRONT

The façade is composed of larch fencing, crafted metalwork gate and canopy, larch double gates to garden, electric car charging point and off-street parking.

REAR GARDEN

South facing garden of shingle, lawn, enclosed fencing and planting invites all year round use. Hard standing provided for cycle store or shed.

COUNCIL TAX

London Borough of Hillingdon - Band D - £2,045.46

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

DISTANCE TO STATIONS

Ruislip Manor (0.4 Miles) - Metropolitan/Piccadilly
Ruislip (0.8 Miles) - Metropolitan/Piccadilly
Ruislip Gardens (0.9 Miles) - Central Line



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		83	92
(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	



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