

# DAVID CHARLES

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## KINGSEND, RUILSIP, MIDDLESEX HA4 7DD



**PRICE ... £739,000 FREEHOLD**

This extended three double bedroom detached house (1501 sq.ft.) is ideally located within a third of a mile of Ruislip town centre offering a wide range of shopping facilities and the Metropolitan/Piccadilly Line tube station. It is also within half a mile of West Ruislip's Central Line and Overground train station.

The well presented accommodation includes a 28ft. double aspect living room with feature fireplace, a separate dining room and an 11ft. modern kitchen. There is also a guest cloakroom. The first floor has a 17'10" master bedroom, a 16' bedroom two, a third double bedroom and a family bathroom with a white suite. Outside the front gravel drive offers off street parking for several cars leading to a single garage and the rear garden is in excess of 100ft. with a patio and large lawn with shrub and flower borders.

The property is offered with vacant possession.

**020 8866 0222**















## COUNCIL TAX

London Borough of Hillingdon - Band G - £2,315.00.

## LOCAL SCHOOLS

Sacred Heart Catholic Primary School - 0.3 miles

Ruislip Winnington-Ingram C of E Primary School - 0.5 miles

Warrender Primary School—0.7 miles

Ruislip High School - 0.9 miles

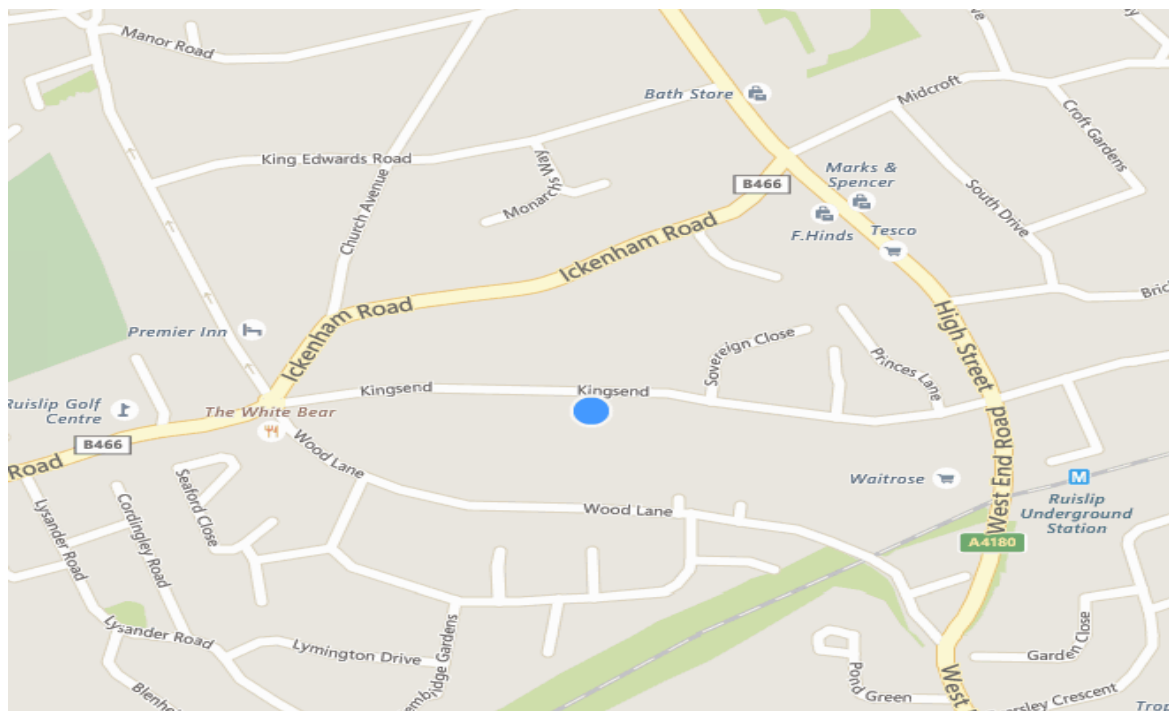
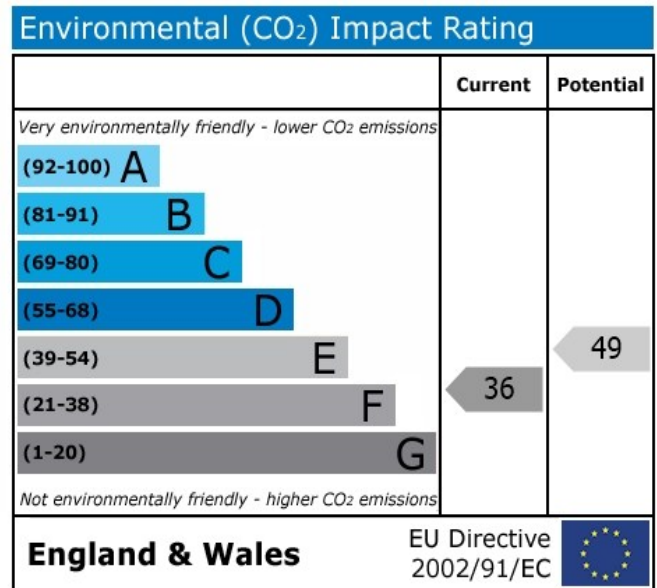
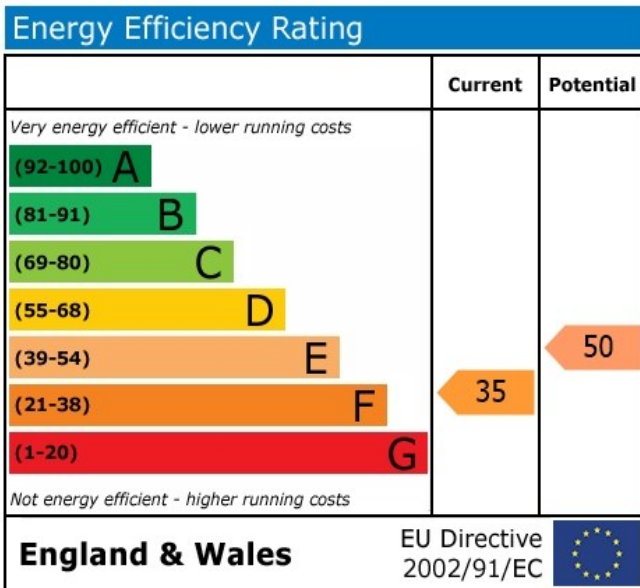
Bishop Ramsey C of E High School - 0.9 mile

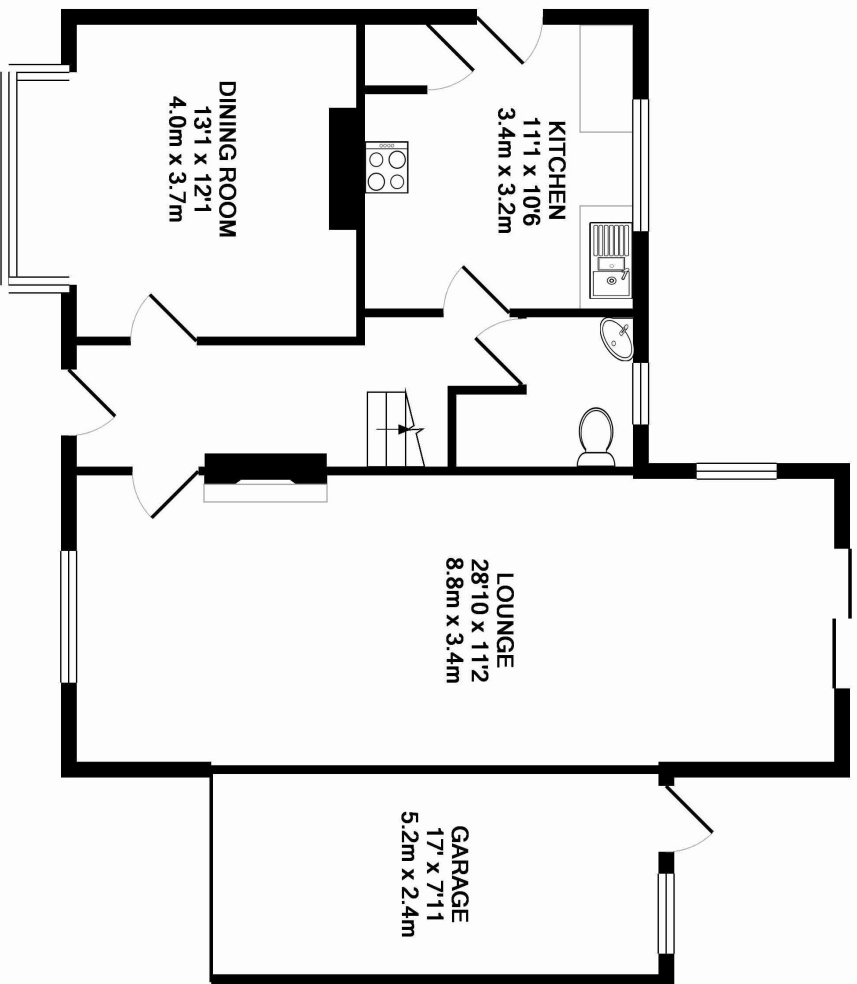
## LOCAL TRANSPORT

Ruislip Metropolitan/Piccadilly Line Tube Station - 0.3 miles

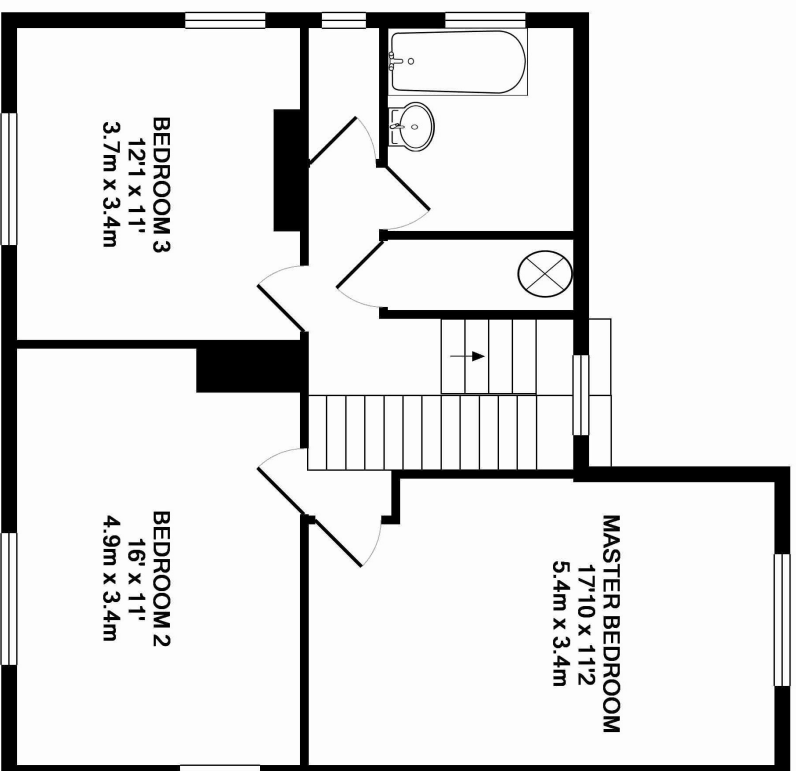
West Ruislip Central Line and Overground Station - 0.5 miles

Ruislip Manor Metropolitan/Piccadilly Line Station - 0.7 miles





**GROUND FLOOR**  
 APPROX. FLOOR  
 AREA 829 SQ.FT.  
 (77.0 SQ.M.)



**1ST FLOOR**  
 APPROX. FLOOR  
 AREA 672 SQ.FT.  
 (62.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1501 SQ.FT. (139.4 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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