

DAVID CHARLES

PRESTIGE HOMES

THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW

TELEPHONE 020 8866 0222 • FAX 020 8868 3544

WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

BISHOP RAMSEY CLOSE, RUISLIP, MIDDLESEX HA4 8GY



PRICE ... £980,000 ... FREEHOLD

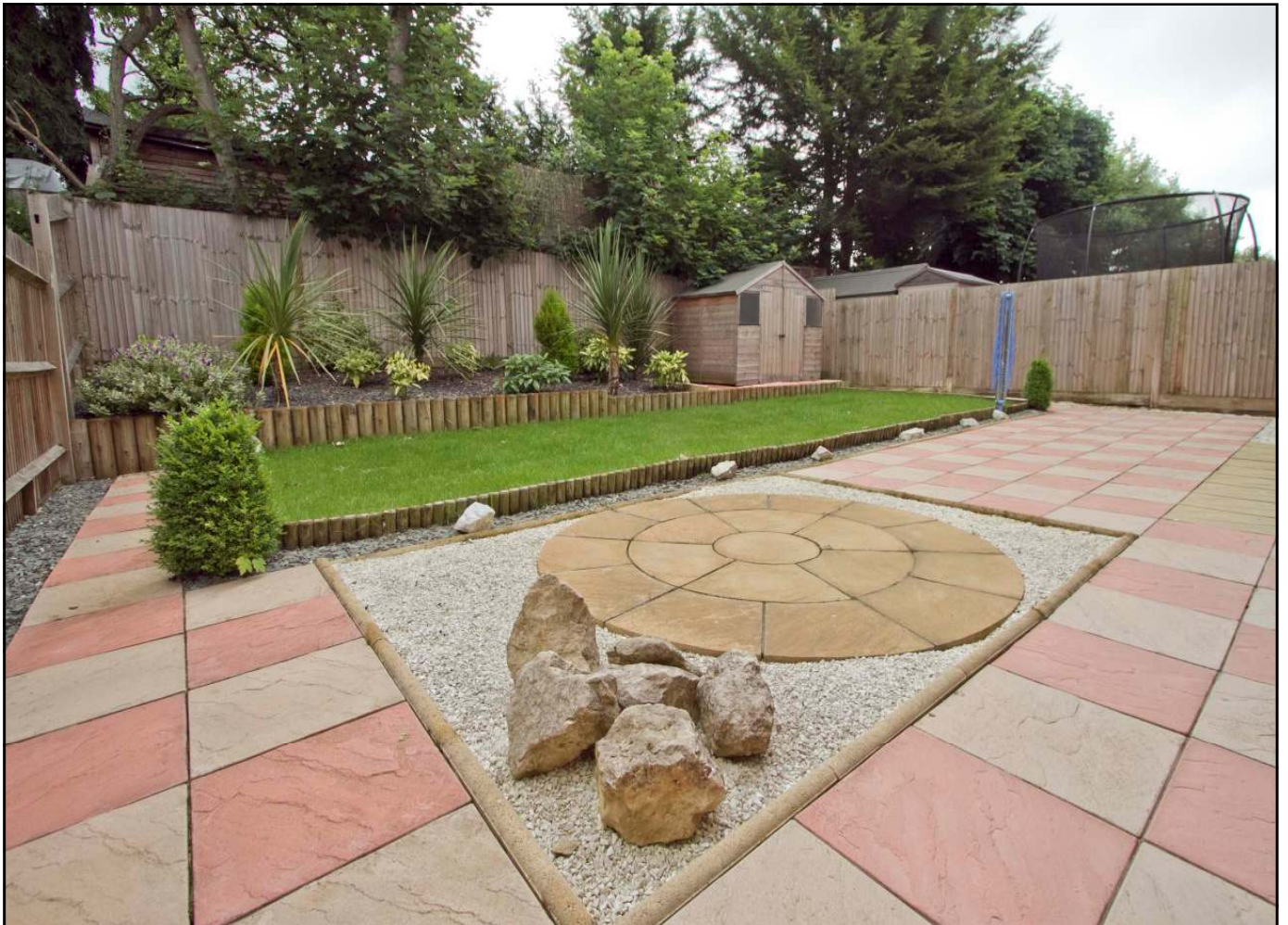
This substantial and immaculately presented family house (2,034 sq ft) is set in an exclusive private gated development within ½ a mile of Ruislip town centre offering a wide range of facilities including the Metropolitan/Piccadilly Line train station. Both Warrender Primary School and Bishop Ramsey High School are also within ¾ of a mile. Internally the property offers an impressive 21' x 13' living room with warm wooden flooring and an impressive 20' `eat-in` kitchen, luxuriously fitted with contemporary cabinets and adorned with granite work surfaces and splash backs. There is also a separate utility room and guest cloakroom. The first floor master bedroom suite has a spacious dressing room and an ensuite bath/shower room. There is a further double bedroom with ensuite shower room and bedroom three. The second floor 21' fourth bedroom also benefits from an ensuite bath/shower room. Outside the front is blocked paved offering off street parking leading to a single garage. The rear garden is landscaped with a Mediterranean style patterned patio, main lawn, shrub borders to the rear and a wooden storage shed.

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COUNCIL TAX



London Borough of Hillingdon - Band G - £1,854.88.

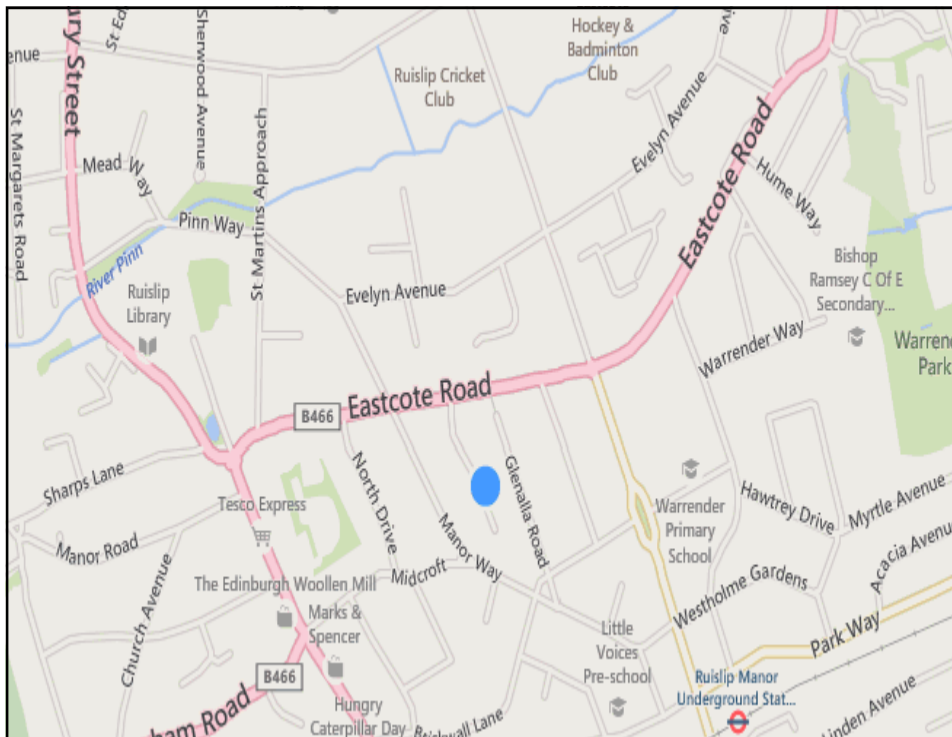
LOCAL SCHOOLS

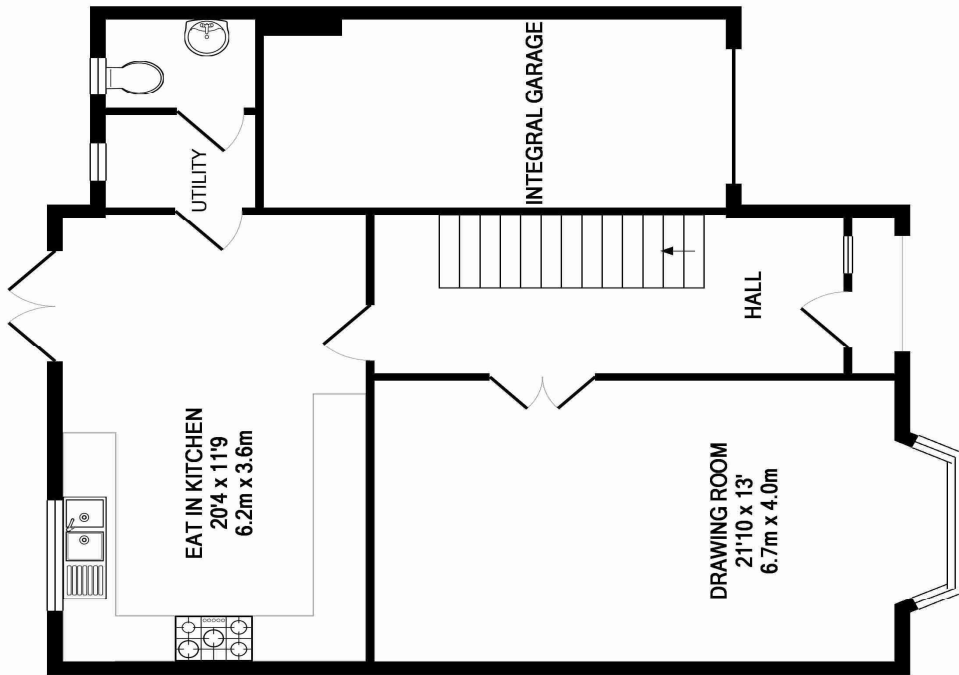
Bishop Ramsey Church of England School - 0.7 miles
 Bishop Winnington-Ingram C of E Primary School - 0.7 miles
 Warrender School - 0.6 miles

LOCAL TRANSPORT

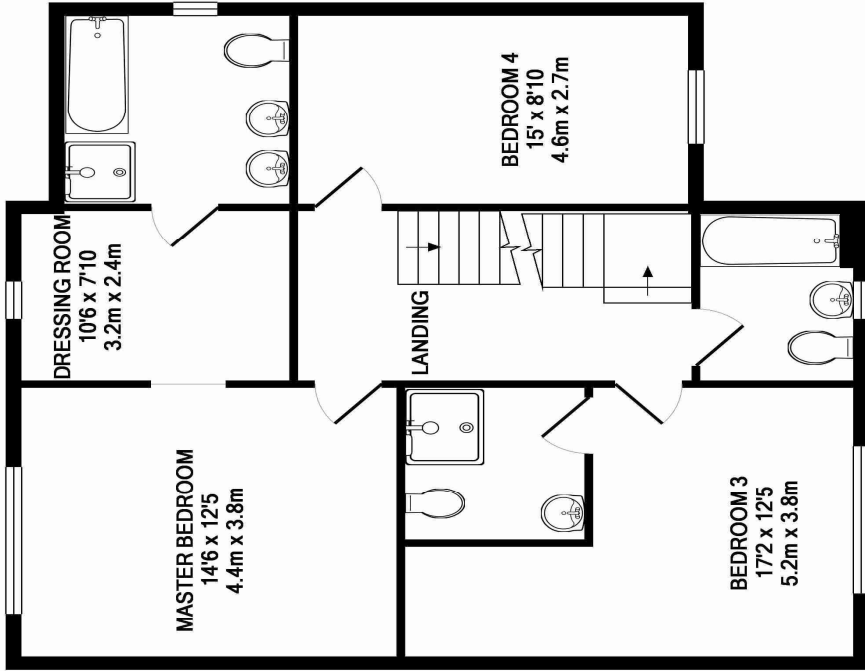
Ruislip Manor Metropolitan/Piccadilly Line station - 0.4 miles
 Ruislip Metropolitan/Piccadilly Line Station - 0.4 miles
 West Ruislip Central Line/Chiltern Line - 0.9 miles

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C	78	78	
(55-68) D		66	67	(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 		England & Wales		EU Directive 2002/91/EC 	

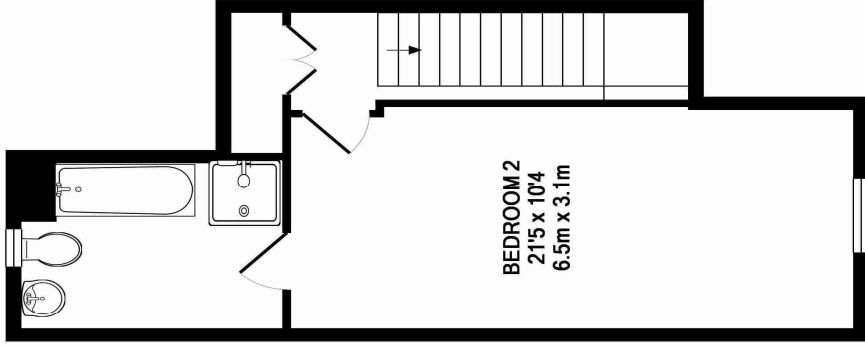




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 2034 SQ.FT. (189.0 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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