

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [enquiries@david-charles.co.uk](mailto:enquiries@david-charles.co.uk)

## ROUNDWOOD CLOSE, NORTH RUISLIP, MIDDLESEX, HA4 7PD



**PRICE.... £2,850 PCM**

This substantial four bedroom detached chalet bungalow (1719 Sq. Ft/159.7 Sq. M) is located in a quiet close in North Ruislip, within half a mile of the High Street offering a wide selection of shops, restaurants and the Metropolitan/Piccadilly Line Tube Station. Whiteheath Infant/Junior School and local parkland are also within a third of a mile. The spacious and versatile accommodation includes a 22ft x 17ft living room, a 24ft kitchen/dining room with a separate utility room, two double bedrooms and a family bath/shower room on the ground floor. The 17ft principle bedroom has a Juliet balcony and an en-suite shower room and there is a 10ft bedroom four. Outside the front has an own drive with off street parking for two cars and the 49ft rear garden has a paved patio and a main lawn with a storage shed. The property has recently been redecorated and is Available Now (subject to references).  
Unfurnished.

**020 8866 0222**













## COUNCIL TAX

London Borough of Hillingdon Council - Band E - £2,151.66

## LOCAL SCHOOLS

Bishop Winnington-Ingram C of E School - 0.1 miles

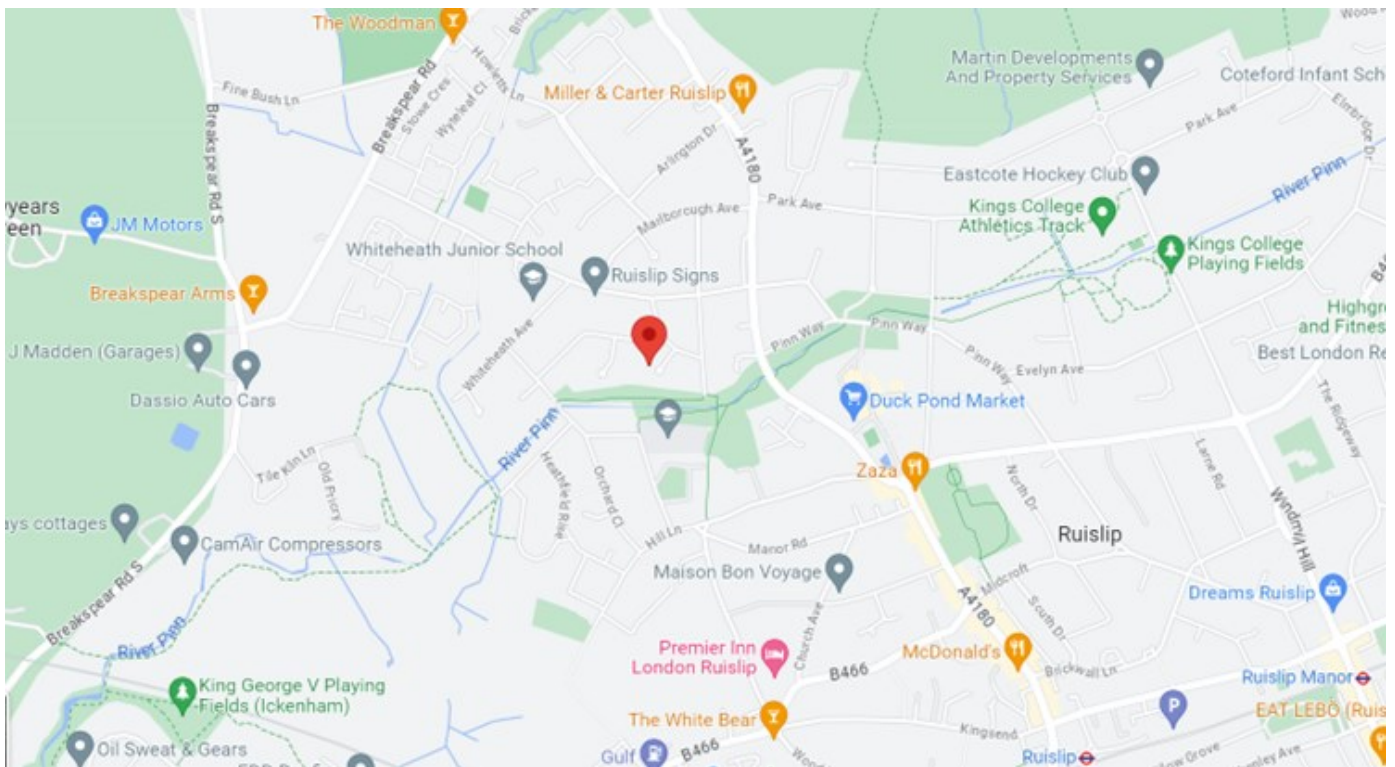
Whiteheath Junior School - 0.19 miles

Bishop Ramsey C of E School - 1.11 miles

## LOCAL TRANSPORT

West Ruislip Station (Chiltern/Central Line) - 0.9 miles

Ruislip Station (Piccadilly/Metropolitan Line) - 1.0 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>	69	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



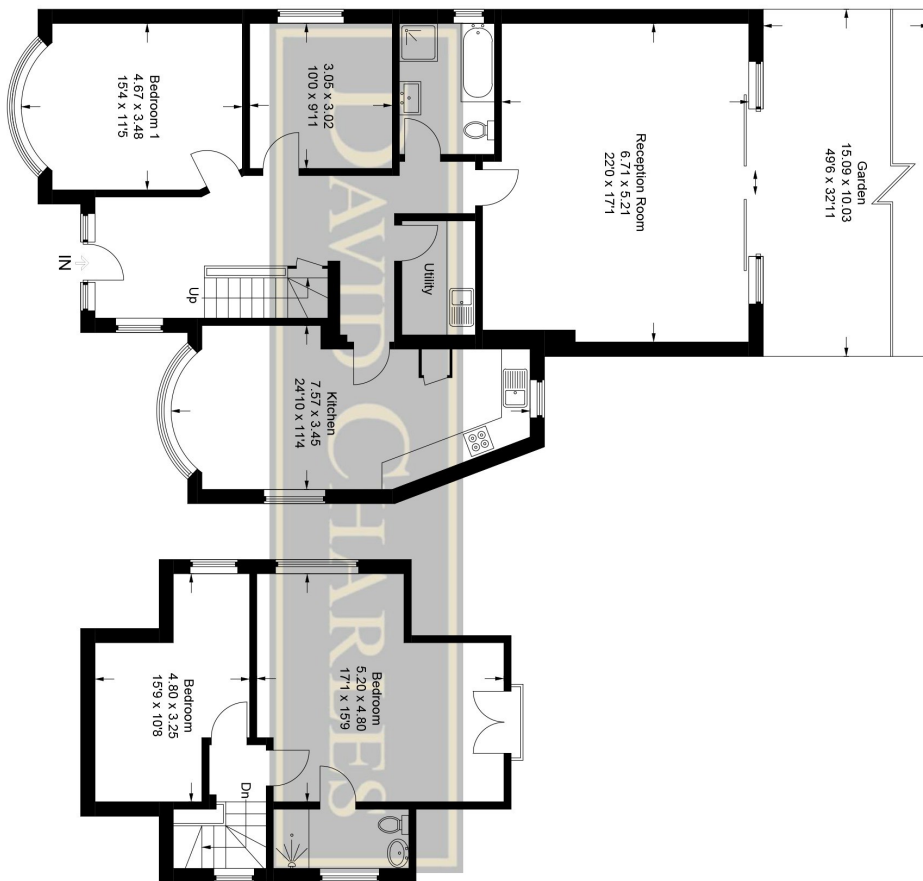
# Roundwood Close

Approximate Gross Internal Area

Ground Floor = 116.9 sq m / 1258 sq ft

First Floor = 42.8 sq m / 461 sq ft

Total = 159.7 sq m / 1,719 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Charles



***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*