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BROADWOOD AVENUE, NORTH RUISLIP, HA4 7XS



PRICE....£1,170,000....FREEHOLD

This four bedroom, two bathroom detached house (1640 sq.ft/152 sq.m) is set on a wider than average plot (76'x23m) offering excellent scope for a large extension. It is located on one of North Ruislip's premier roads within a short stroll of Ruislip Woods and half a mile of the high street offering a wide range of shops, restaurants, and the Metropolitan/Piccadilly line train station. Popular schools including White Heath, Bishop Ramsey and Haydon are all under a mile away, and West Ruislip's Central line station and the A40/M40 are also nearby giving swift access to Central London and the Home Counties. The accommodation includes two large connecting reception rooms with wood flooring, a kitchen/breakfast room, utility/store room and a guest cloakroom. The first floor main bedroom has fitted wardrobes and an en-suite shower room and there are two further double bedrooms, an 11' bedroom four and a family bathroom. Outside is an own drive with off street parking leading to a 14' wide garage. The 56' x 76' south facing rear garden has a large patio and main lawn with shrub and tree borders. The property is offered with no upper chain.

020 8866 0222









COUNCIL TAX

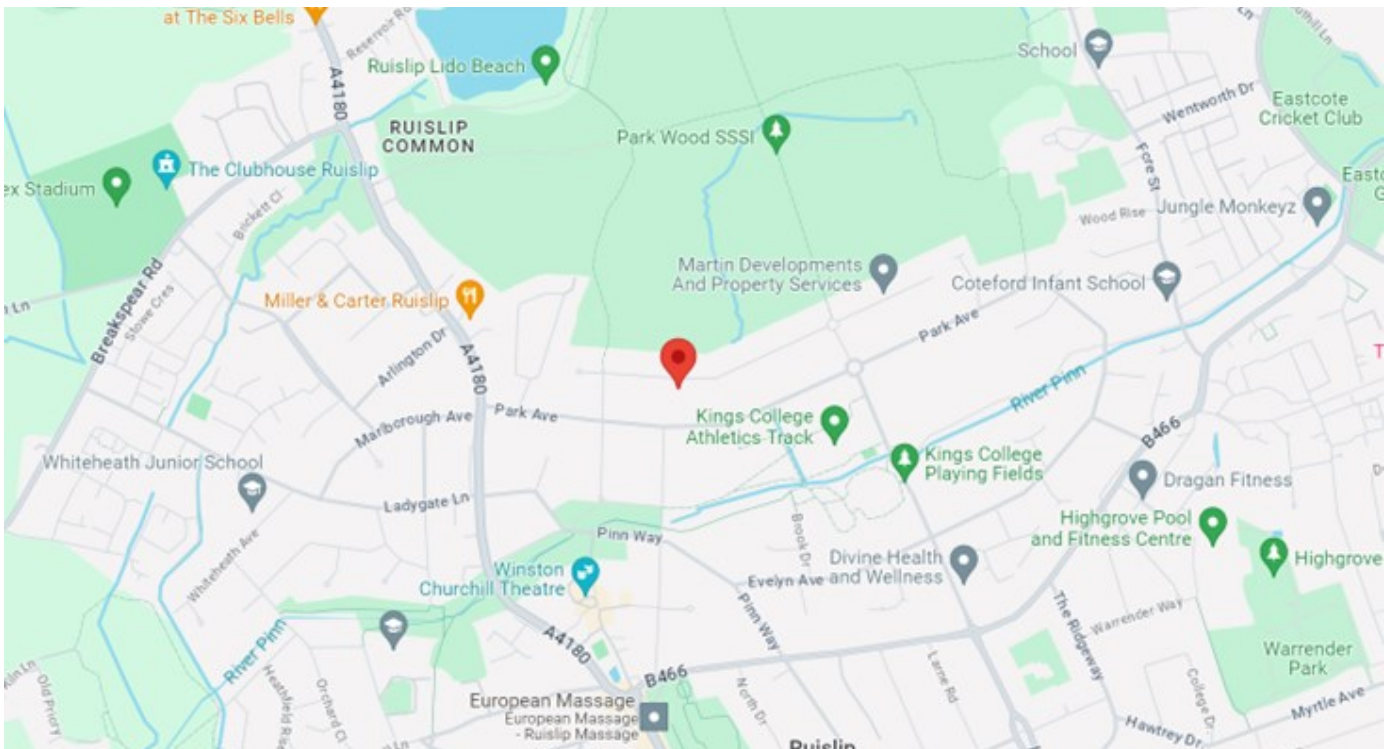
London Borough of Hillingdon - Band G - £3,106.48

LOCAL SCHOOLS

- Bishop Winnington-Ingram CofE Primary School - 0.51 Miles
- White Heath Junior School - 0.59 Miles
- Bishop Ramsey CofE School - 0.77 Miles
- Haydon School - 0.98 Miles

LOCAL TRANSPORT

- Ruislip Station (Metropolitan/Piccadilly Line) - 1.1 Miles
- West Ruislip Station - (Chiltern/Central Line) - 1.3 Miles



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

33 Broadwood Avenue

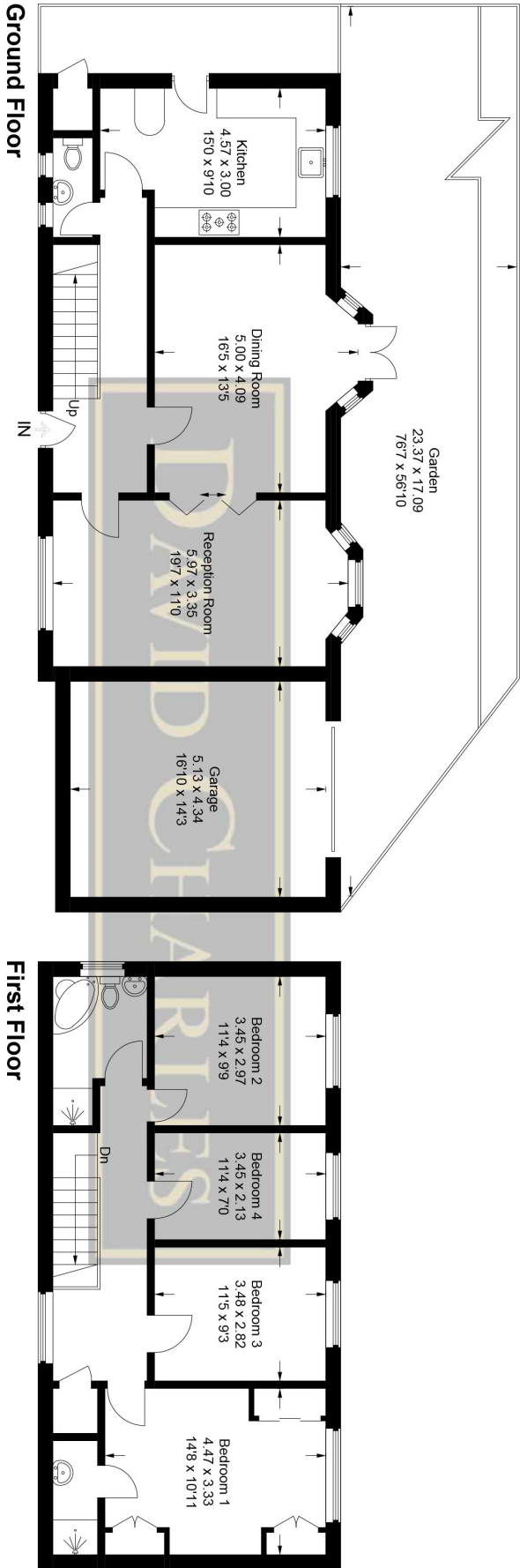
Approximate Gross Internal Area

Main House = 129 sq m / 1,392 sq ft

Garage = 22 sq m / 241 sq ft

Store = 1 sq m / 7 sq ft

Total = 152 sq m / 1,640 sq ft



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.

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.

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