

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 • E-MAIL enquiries@david-charles.co.uk

EVERSLEY CRESCENT, RUISLIP, MIDDLESEX, HA4 6DD



GUIDE PRICE.... £789,000....FREEHOLD

This three bedroom semi detached Bowers house is ideally located on a quiet road in Ruislip, within minutes walk (1/3 of a mile) of the High Street offering a wide range of shops, restaurants and the Metropolitan/Piccadilly line train station. Local parks and highly regarded schools, including Sacred Heart Primary and Ruislip High (both Ofsted Outstanding) are also nearby. The accommodation has been extended to include a large family room, a kitchen/breakfast room and a shower room. There is a wider than average garage with own drive and a secluded 80ft rear garden with a patio, main lawn and an outhouse. Offered with no upper chain.

020 8866 0222











COUNCIL TAX

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

LOCAL SCHOOLS

Sacred Heart Catholic Primary School - 0.18 miles

Ruislip Gardens Primary School - 0.5 miles

Ruislip High School - 0.63 miles

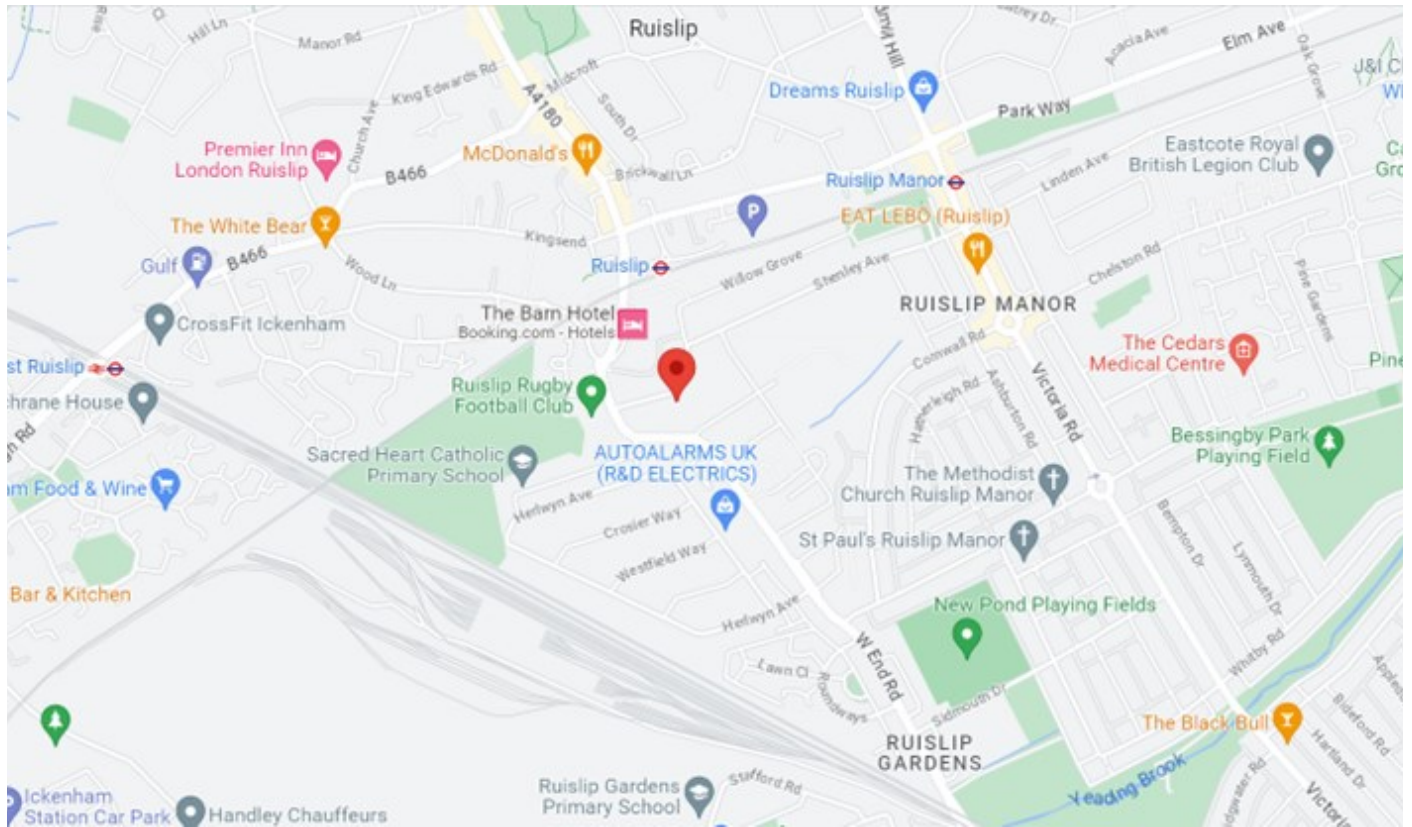
Bishop Ramsey C of E School - 0.84 miles

LOCAL TRANSPORT

Ruislip Station (Metropolitan Line) - 0.3 miles

Ruislip Manor Station (Piccadilly/Metropolitan Line) - 0.5 miles

Ruislip Gardens Station (Central Line) - 0.5 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Eversley Crescent

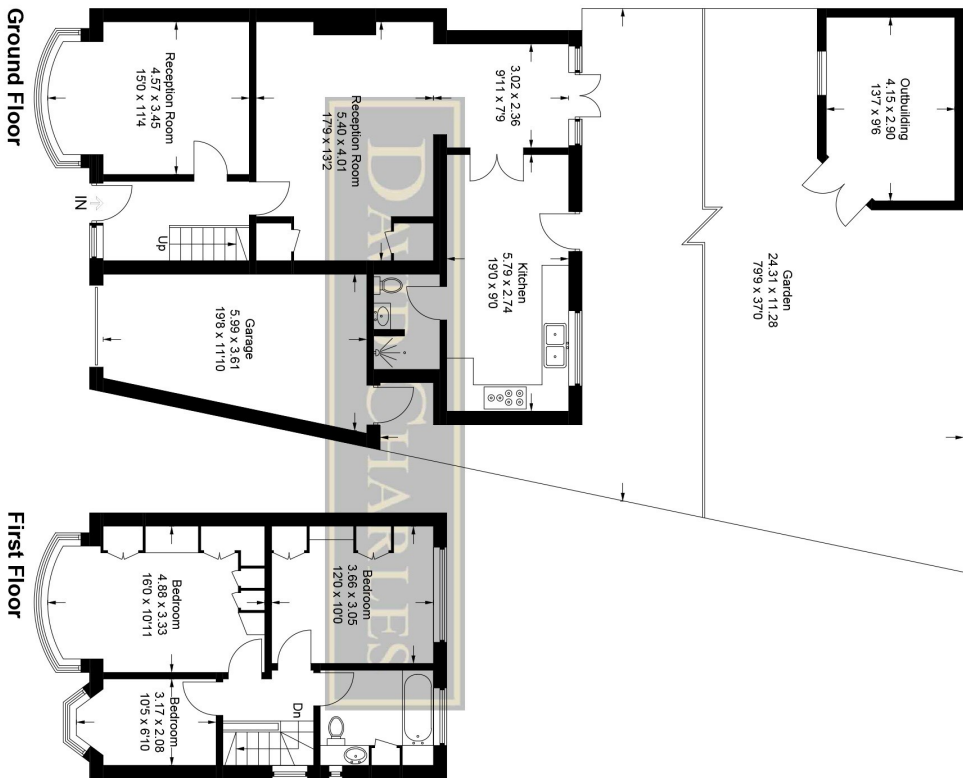
Approximate Gross Internal Area

Ground Floor = 71.9 sq m / 774 sq ft

First Floor = 43.7 sq m / 470 sq ft

Garage / Outbuilding = 29.3 sq m / 315 sq ft

Total = 144.9 sq m / 1,559 sq ft



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.