

# DAVID CHARLES

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## BISHOP RAMSEY CLOSE, RUISLIP, MIDDLESEX, HA4 8GY



**PRICE....£1,750,000....FREEHOLD**

A substantial six bedroom detached house (304.5 sq. m/3277 sq. ft excluding outbuilding) built in 2011 to an exceptionally high standard. It is located in the exclusive, privately gated Bishop Ramsey Close within half a mile of Ruislip High Street offering a wide selection of cafés, shops, restaurants and the Metropolitan/Piccadilly line train station. Popular local schools including Warrender Primary and Bishop Ramsey Secondary are within half a mile. The property has a particularly high specification and is very well proportioned. There is an impressive entrance hall which has porcelain tiled flooring throughout, a 28ft formal sitting room and a separate dining room which has double doors into the 26ft luxury fitted kitchen/breakfast room. The ground floor also has a conservatory to the rear garden, a ground floor cloakroom and the double garage has been converted into a 21ft reception room. On the first floor are four double bedrooms, three bath/shower rooms (two are en-suite) and all four have fitted wardrobes or dressing areas and there is a further family bathroom. The second floor has two further bedrooms, bedroom five which has a Jack & Jill shower room to the hall and Bedroom six which has been pre-wired to be a media/cinema room. The rear garden has a main lawn and patio and also features a 34' Outhouse which is fitted out as a garden kitchen and entertainment room. The front garden provides off street parking for several cars. The property is offered with vacant possession.

**020 8866 0222**



















### **COUNCIL TAX**

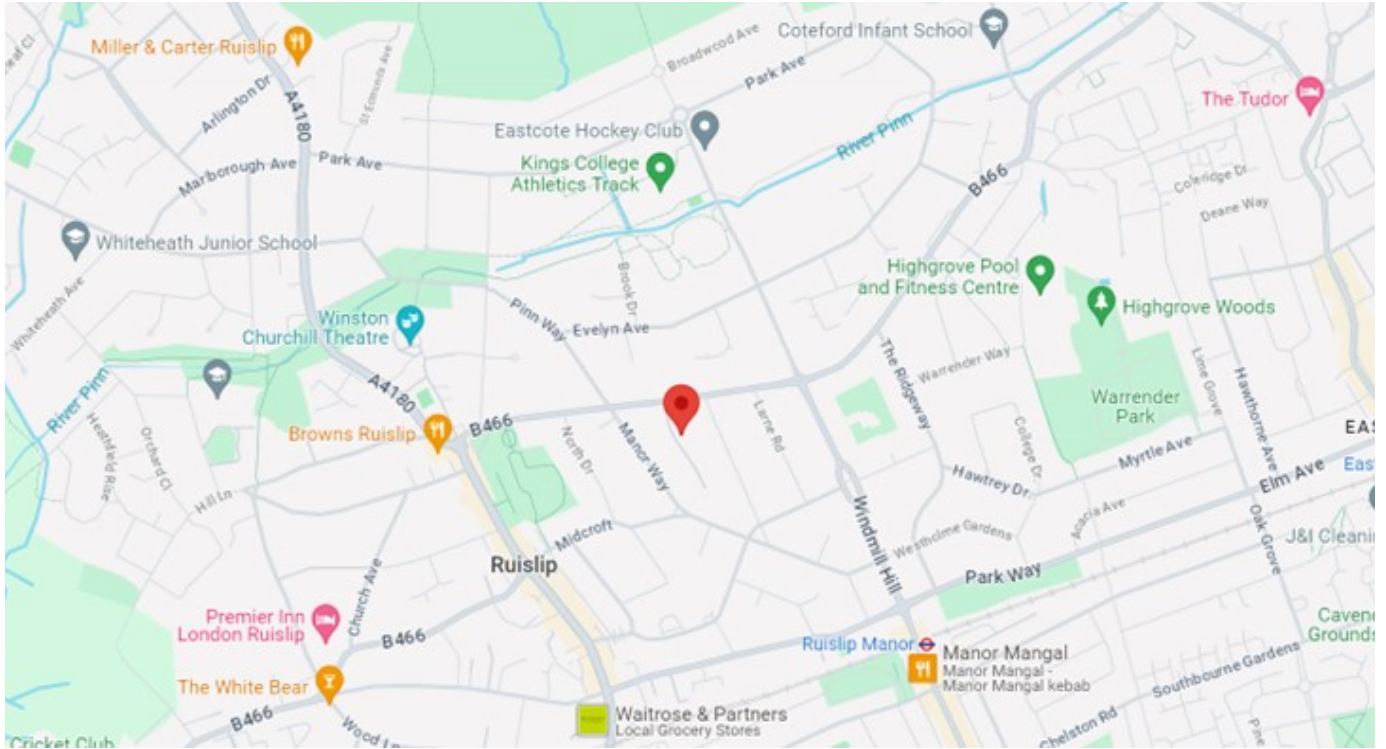
London Borough of Hillingdon - Band G - £3,106.48

### **LOCAL SCHOOLS**

Warrender Primary School - 0.24 Miles  
Bishop Winnington-Ingram CofE Primary School - 0.62 Miles  
Bishop Ramsey Church of England School - 0.48 Miles  
Ruislip High School - 1.0 Miles

### **LOCAL TRANSPORT**

Ruislip Manor Station (Metropolitan/Piccadilly Line) - 0.5 Miles  
Ruislip Station (Metropolitan/Piccadilly Line) - 0.7 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	82
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Bishop Ramsey Close

Approximate Gross Internal Area

Ground Floor = 139.1 sq m / 1,497 sq ft

First Floor = 115.6 sq m / 1,244 sq ft

Second Floor = 49.8 sq m / 536 sq ft

Outbuilding = 35.8 sq m / 385 sq ft

Total = 340.3 sq m / 3,662 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.

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**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