

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
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 enquiries@david-charles.co.uk

PRINCES WAY, SOUTH RUISLIP, MIDDLESEX, HA4 0PX



PRICE....£899,950....FREEHOLD

A bright and well presented extended four bedroom, two bathroom semi detached family house (1,405sq.ft/130.6 sq.m) which has been modernised to a high standard throughout by the current vendors. Situated in this highly sought after location within easy reach of local shops, supermarket and highly rated schools. The accommodation comprises of own front door leading to entrance hall with tiled floor, guest WC, 13'11ft reception room with bay window and solid wooden flooring, substantial 24ft open plan living/dining and kitchen area with two sky lights and Bi-fold doors filling the room with natural light, the kitchen area has a central island, handleless units and built-in appliances. On the first floor there are two double bedrooms, a feature single bedroom four (which is currently used as a walk-in wardrobe) and luxury fitted family bath/shower room/WC. On the second floor there is a 18'7ft master bedroom with fitted wardrobes, Velux windows and a luxury fitted en-suite shower room/WC. Outside there is off street parking for two cars, paved rear garden with a Pergola, mature tree and shrub borders, and brick built outhouse which is used as a fully fitted utility room and separate 14'5ft shed/outhouse. The property benefits under floor heating, air conditioning and from being sold with no upper chain.

020 8866 0222















COUNCIL TAX

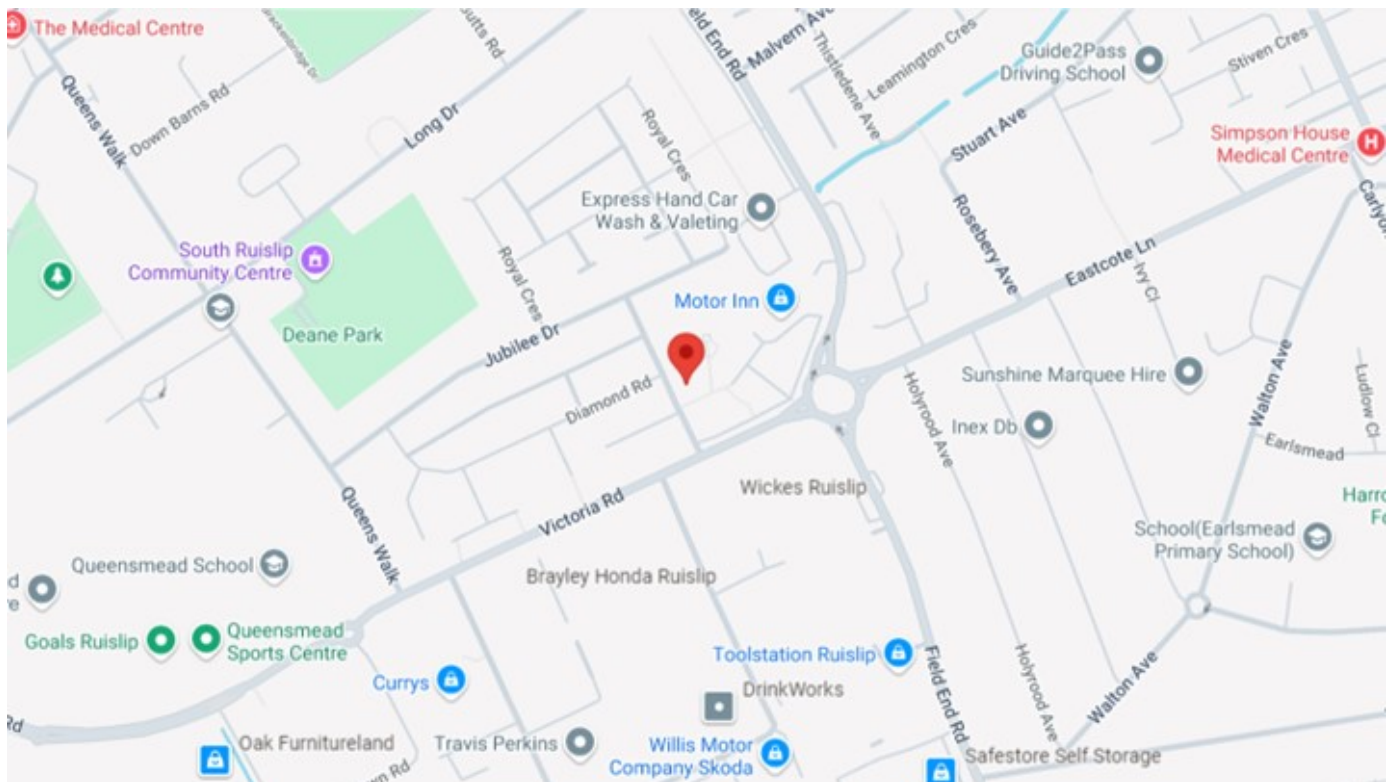
London Borough of Hillingdon - Band E - £2,386.24

LOCAL SCHOOLS

Field End Infant School - 0.56 Miles
St Swithun Wells Catholic Primary School - 0.51 Miles
Alexandra School - 0.83 Miles
Queensmead School - 0.31 Miles
Rooks Heath School - 0.51 Miles

LOCAL TRANSPORT

South Ruislip Station (Central Line) - 0.8 Miles



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Princes Way

Approximate Gross Internal Area

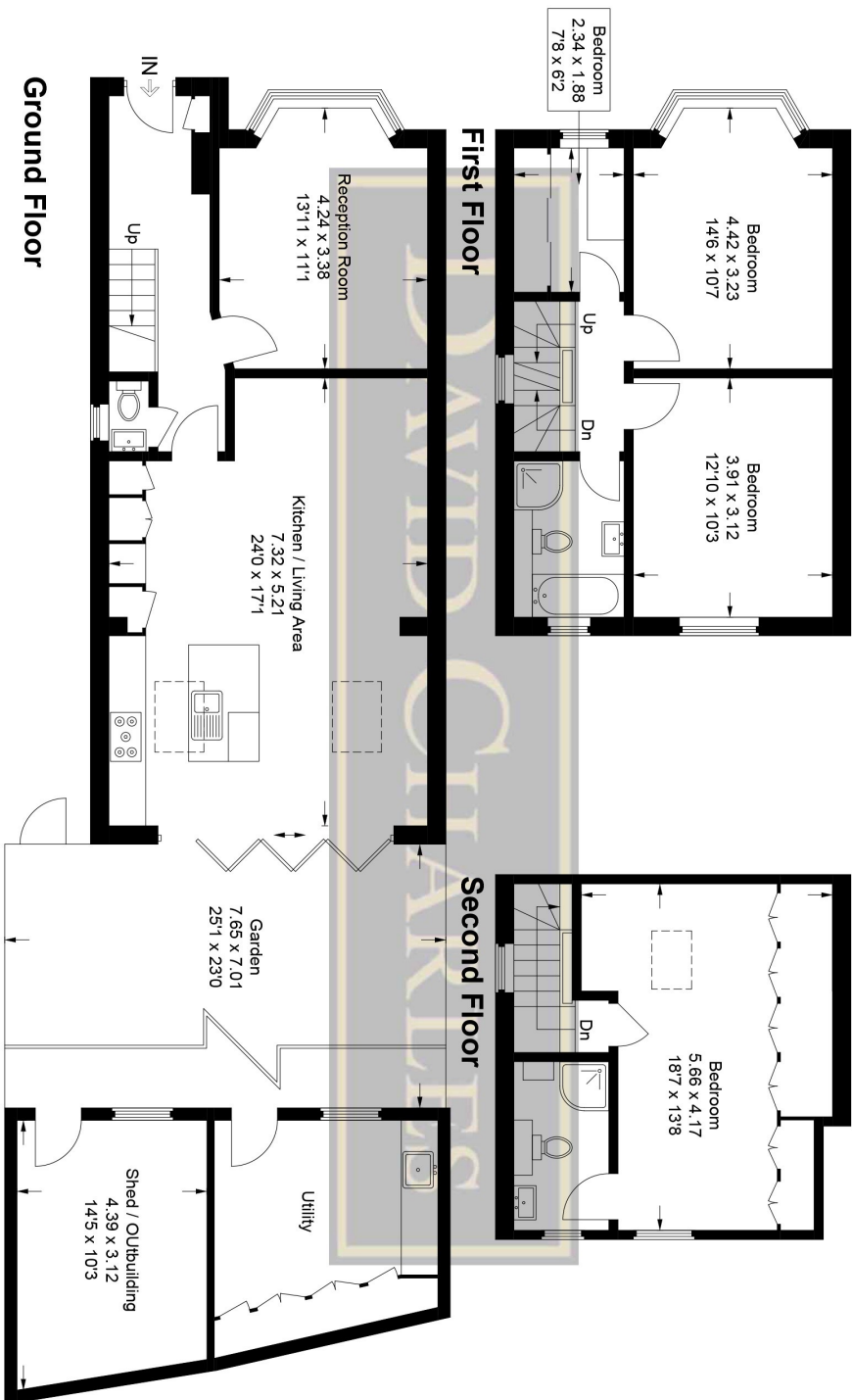
Ground Floor = 60.8 sq m / 654 sq ft

First Floor = 41.0 sq m / 441 sq ft

Second Floor = 28.8 sq m / 310 sq ft

Shed / Outbuilding & Utility = 26.0 sq m / 280 sq ft

Total = 156.6 sq m / 1,685 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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