

# DAVID CHARLES

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## PARK AVENUE, NORTH RUISLIP, MIDDLESEX, HA4 7UR



**GUIDE PRICE....£1,300,000....FREEHOLD**

This substantial four/five bedroom detached chalet house (3,212 sq.ft/298.4 sq.m) is set in one of Ruislip's most prestigious roads within minutes' walk of Ruislip woods and under a mile to Eastcote & Ruislip town Centres offering a wide range of shops, restaurants and transport facilities. The property is approached via twin electric gates and a carriage drive with secure off street parking for several cars and a single garage. There is a spacious reception hall and an impressive 25' x 25' living/dining room, a 25' kitchen/breakfast room and a generous 36' conservatory. The ground floor bedroom suite consists of a double bedroom with fitted wardrobes, a study/bedroom five and an en-suite shower room. The first floor has three further double bedrooms with fitted wardrobes and three bathrooms (two en-suite). Outside the easily maintained and secluded garden benefits from a westly aspect and consists of a central lawn with a large surrounding patio (ideal for entertaining) and a storeroom. The property is offered with no upper chain.

**020 8866 0222**















## COUNCIL TAX

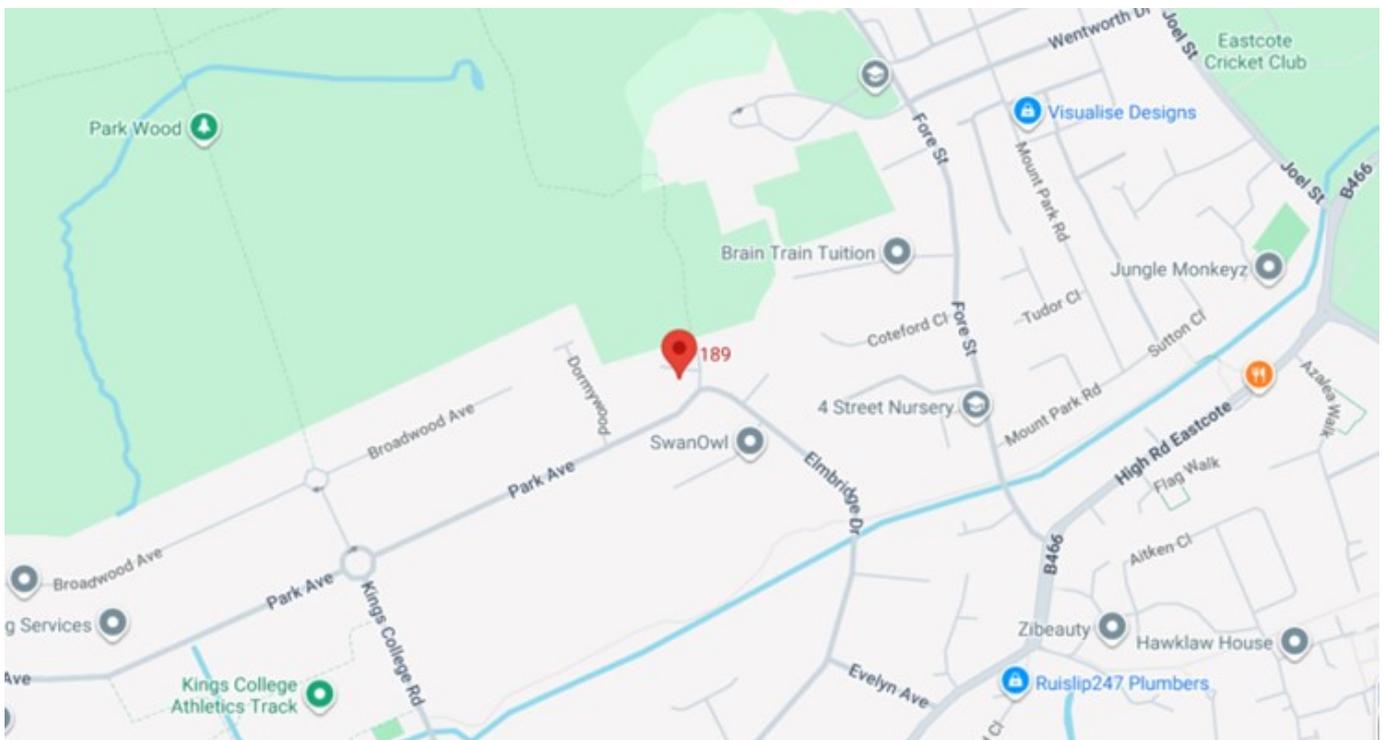
London Borough of Hillingdon - Band G - £3,253.97

## LOCAL SCHOOLS

Coteford Infant & Junior School (0.12 miles)  
Grangewood School (0.23 miles)  
Bishop Ramsey CofE School (0.44 miles)

## LOCAL TRANSPORT

Ruislip Manor Station (0.82 miles)  
Eastcote Station (0.91 miles)  
Ruislip Station (1.3 miles)

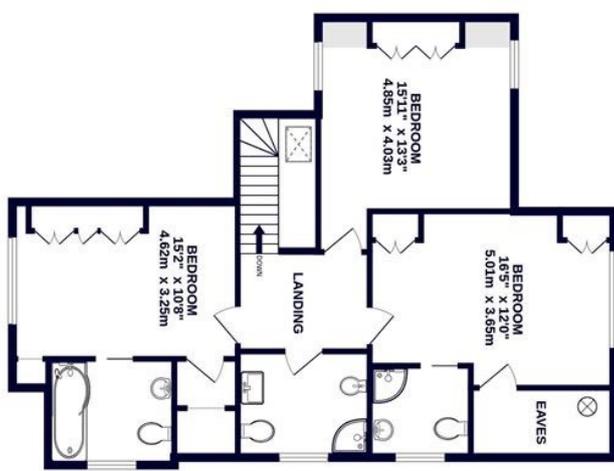


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

47' 10" (14.48m) approx.

22' 7" (6.88m) approx.

14' 10" (4.57m) approx.



TOTAL FLOOR AREA : 3212 sq.ft. (298.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to them. Made with Metropix ©2025



**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*