



Pavilion Way, Ruislip, HA4 9JP
£515,000



NO UPPER CHAIN. An opportunity has arisen to put your own stamp on this semi-detached bungalow situated close to amenities. In need of some modernisation with plenty of potential to extend subject to the usual planning constraints, this well-positioned home briefly comprises : Two bedrooms, living/dining room, fitted kitchen and bathroom suite. The property benefits include : Double glazing, gas central heating, rear garden, garage and off street parking. Arguably situated in one of the area's most popular roads this property is perfectly positioned moments from Eastcote, Ruislip Manor and South Ruislip shopping and transport facilities(Metropolitan/Piccadilly/Central & Chiltern Lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks.



ENTRANCE HALL

Front aspect door, cupboard housing meters, storage cupboard, coved ceiling, radiator, hatch to loft space, doors to:

LIVING ROOM

Rear aspect double glazed window, radiator, coved ceiling.

KITCHEN

Side aspect double glazed frosted windows, rear aspect double

glazed door to rear garden, tiled flooring, part tiled walls wall mounted boiler, radiator, a range of base and eye level units, electric hob with four rings, extractor hood, space for washing machine, tumble dryer and tumble dryer.

BEDROOM ONE

Front aspect double glazed bay window, radiator.

BEDROOM TWO

Front aspect double glazed window, radiator, coved ceiling.

BATHROOM

Side aspect double glazed frosted window, tiled flooring, tiled walls, stand in shower with power shower attachments, vanity unit incorporating wash hand basin, low level wc, heated towel rail.

FRONT

Off street parking.

REAR GARDEN

Laid to patio, side access, panel enclosed fence, garden shed x 2.

GARAGE

Up and over door.

COUNCIL TAX

London Borough of Hillingdon -
Band D - £1,863.91

N.B. WE RECOMMEND YOUR
SOLICITOR VERIFIES THIS
BEFORE EXCHANGE OF
CONTRACTS.

DISTANCE TO STATIONS

Eastcote (0.6 miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.8 miles) -
Metropolitan/Piccadilly
South Ruislip (0.8 miles) -
Central/Chiltern Railways

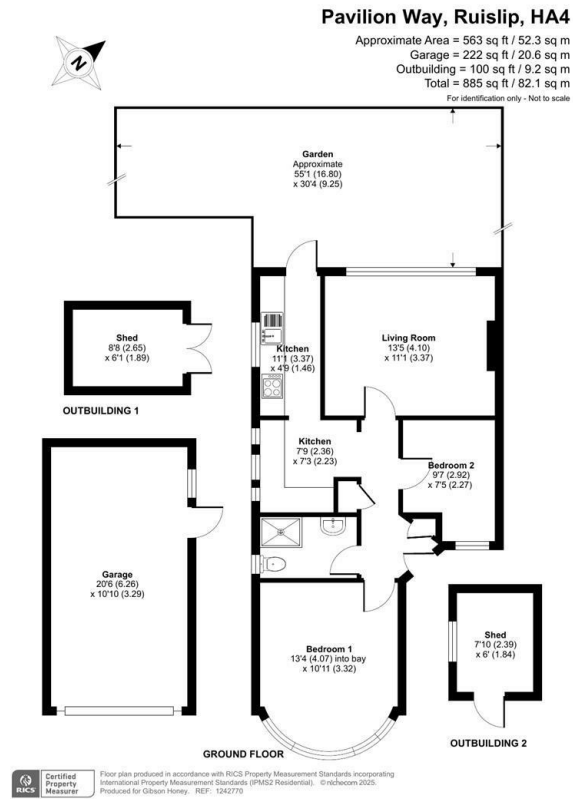


73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

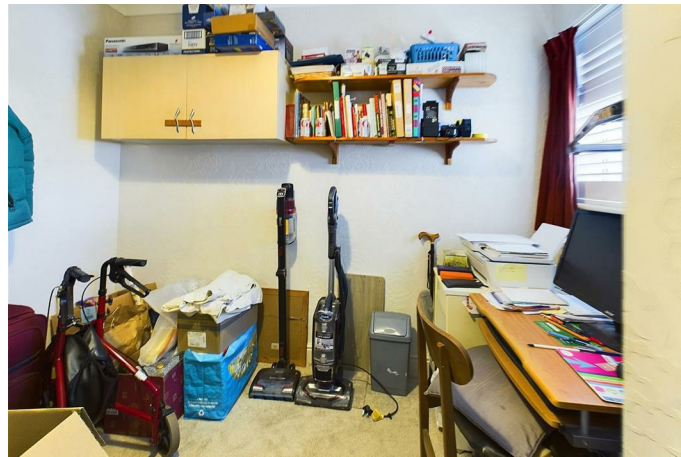
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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