

# Woodville Gardens

Ruislip • Middlesex • HA4 7NB  
Offers In Excess Of: £700,000



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est 1986

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A beautiful three bedroom detached bungalow will immediately impress with its ideal secluded location with nothing more to do but move in and enjoy. Comprising of a reception hall, large living room, modern fitted kitchen, three bedrooms, one with an en suite and a separate family bathroom. This property will impress with its rear garden mostly laid to lawn and patio area, perfect for family entertainment.

DETACHED BUNGALOW

THREE BEDROOMS

DOUBLE RECEPTION ROOM

LARGE KITCHEN/DINING ROOM

MASTER BEDROOM AND EN SUITE

SEPARATE UTILITY ROOM

MODERN

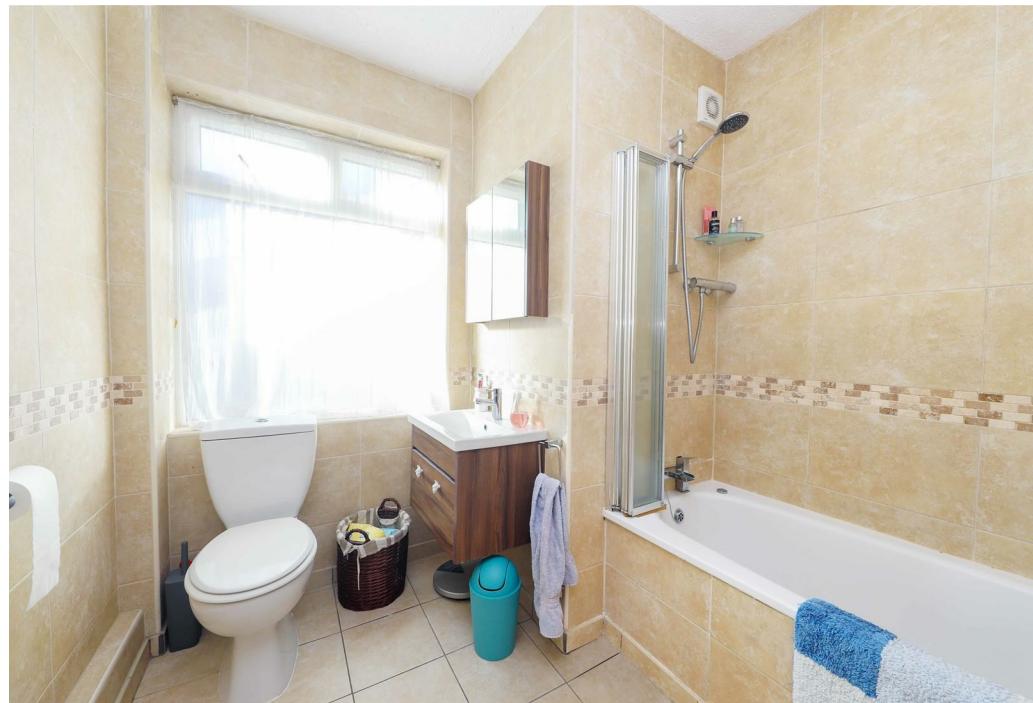
OFF STREET PARKING

QUIET ROAD

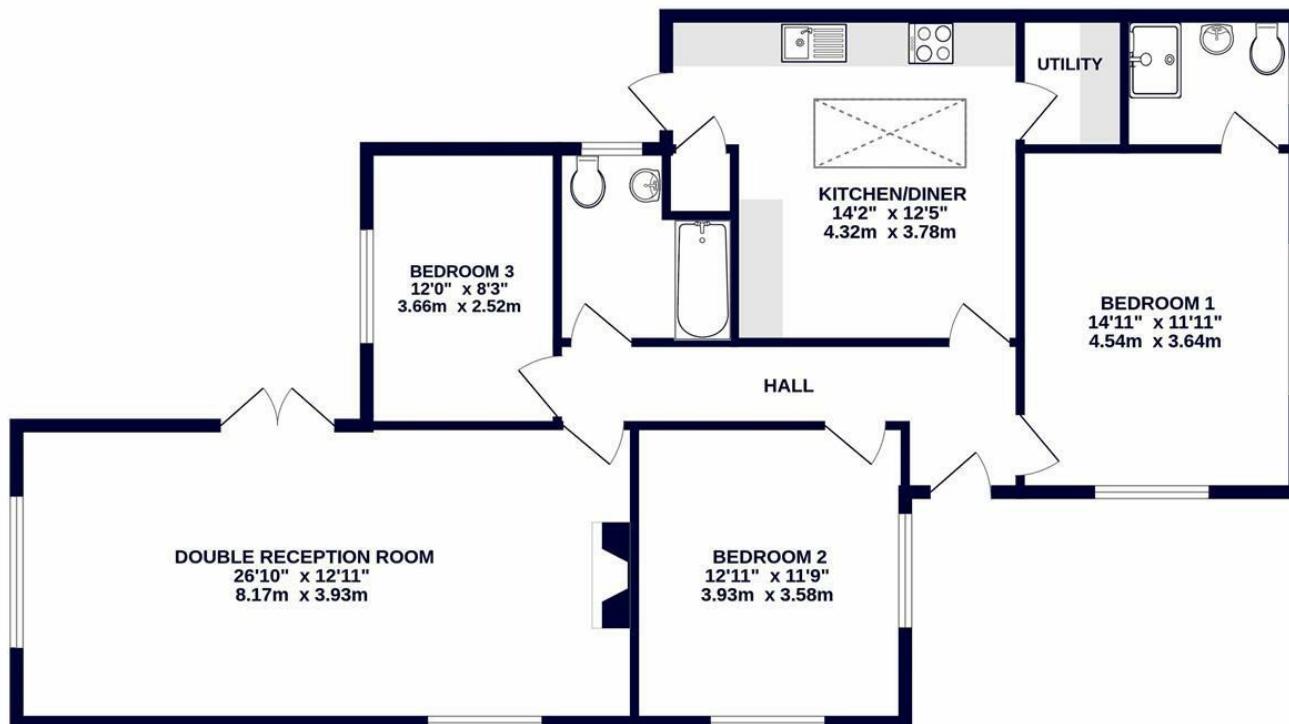
1180 SQ FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR  
1180 sq.ft. (109.6 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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 their operability or efficiency can be given.  
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[CoopersResidential.co.uk](http://CoopersResidential.co.uk)

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2020 min A	A
2019-2020 B	B
2018-2019 C	C
2017-2018 D	D
2016-2017 E	E
2015-2016 F	F
2014-2015 G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.