

Pavilion Way

Ruislip • Middlesex • HA4 9JL
Guide Price: £750,000



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est 1986

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Coopers are delighted to present this lovely three bedroom, semi-detached bungalow to the market that boasts character throughout.

The bungalow briefly comprises of three bedrooms, open plan living/dining area, kitchen, family bathroom, garage as well as off street parking to the front of the home and a tranquil garden at the rear.

SEMI DETACHED BUNGALOW

THREE BEDROOMS

LARGE LIVING/DINING ROOM

FAMILY BATHROOM

SPACIOUS KITCHEN

LANDSCAPED GARDEN

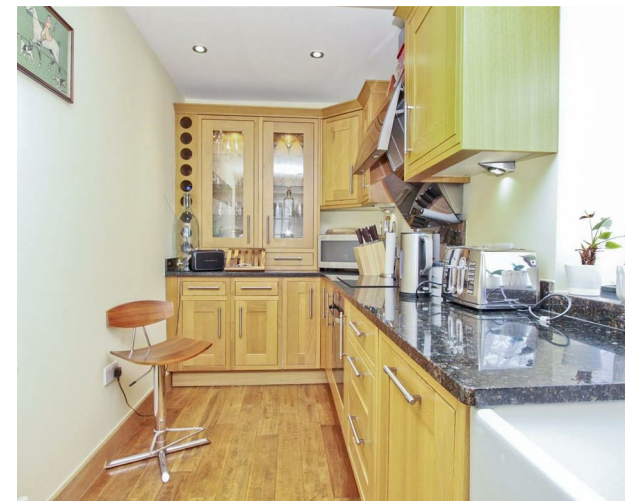
OFF STREET PARKING

QUIET ROAD

POTENTIAL TO EXTEND (STPP)

923 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.





Description

Upon entering the property you are greeted with a long hallway allowing access to all rooms, the master bedroom can be located on the left hand side at the front of the property with ample space for a large double bed as well as wardrobe space. The other two bedrooms can be found down the hallway opposite each other as can the family bathroom. The bathroom is well lit, fully tiled with a walk in shower, basin, bidet and w.c. The rear of the home opens up to an impressive living and dining area allowing the owners to relax and entertain alike. The kitchen is also located at the rear of the property with ample stone worktop space and cupboard space.

Outside

To the front of the property is the paved driveway as well as the beautifully appointed lawn and flowers. The rear garden has been landscaped to a high standard with various storage units including a shed with electricity.

Situation

Situated on one of the area's most sought after roads, Pavilion Way is located in the heart of Eastcote. This residence is perfectly positioned just moments from the area's shopping and transport facilities (Metropolitan/Piccadilly Lines). Eastcote Station is only 0.7 miles walk and a very short drive. Central line train stations are also accessible locally at South Ruislip. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools for all ages and is just a short stroll to the local parks.



Schools:

St Swithun Wells Catholic Primary School 0.4 miles
Field End Infant School 0.4 miles
Lady Banks Junior School 0.4 miles



Train:

Eastcote Station 0.5 miles
Ruislip Manor Station 0.7 miles
Ruislip Gardens Station 0.8 miles



Car:

M4, A40, M25, M40



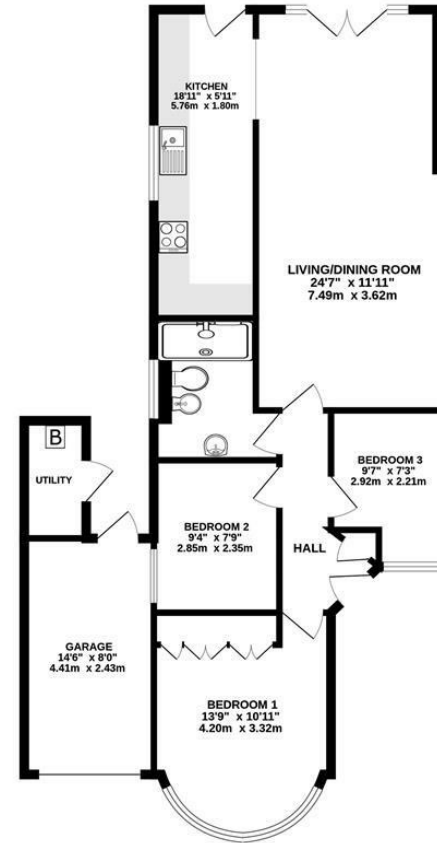
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.



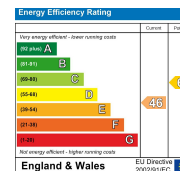
TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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