

Pavilion Way

Ruislip • Middlesex • HA4 9JL
Guide Price: £550,000



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est 1986

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Coopers are delighted to present this chain free three bedroom, semi-detached bungalow to the market that boasts character throughout. The bungalow briefly comprises of three bedrooms, large living room, modern kitchen, family bathroom, conservatory and a tranquil garden at the rear.

CHAIN FREE

SEMI DETACHED BUNGALOW

THREE BEDROOMS

LARGE LIVING ROOM

MODERN FITTED KITCHEN

FAMILY BATHROOM

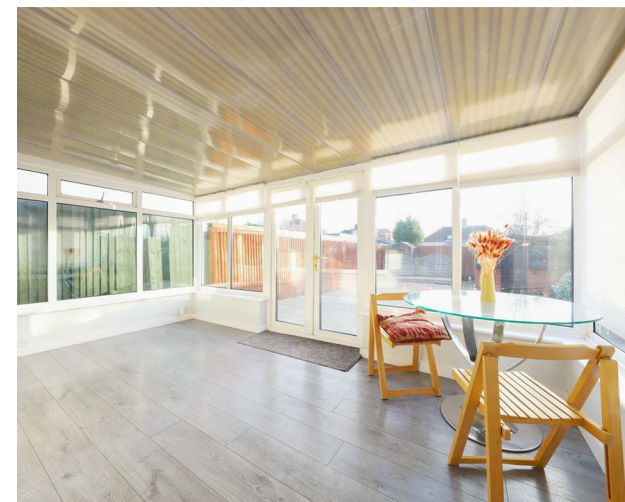
CONSERVATORY

QUIET ROAD

SOUGHT AFTER LOCATION

734 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

A charming three bedroom semi detached bungalow perfect for those seeking to downsize or create their own family haven. The property has superb curb appeal with 1930's features. Upon entering the property, there is a brief hallway which leads to the master bedroom on the right hand side. The master bedroom benefits from a beautiful bay window which floods the room with natural light. Further from the hallway there is the second and third bedrooms, and fantastic cupboard space, which is great for storage. There is also a family bathroom which is well presented and separate kitchen which is bright and modern with wall and base units for integrated appliances. To the rear of the property is the living room and conservatory area which enjoys views onto the south-east facing garden. The property benefits from a beautifully secluded and low maintenance rear garden.

Outside

To the front of the property is the paved driveway. The rear garden has been landscaped to a high standard with various storage units including a shed.

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 Withun 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:

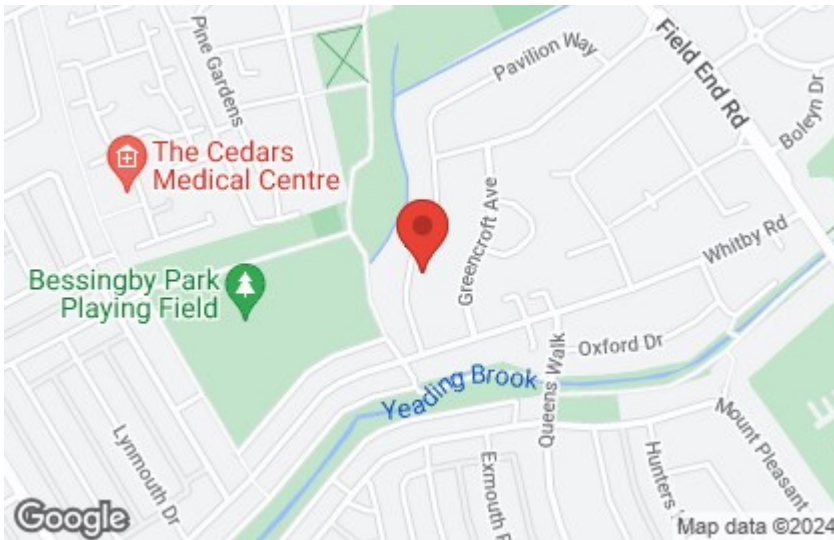
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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.