

Pavilion Way

Ruislip • Middlesex • HA4 9JL
Offers In Excess Of: £675,000



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est 1986

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CHAIN FREE - Coopers are delighted to present this charming three bedroom, semi-detached bungalow to the market that boasts character throughout. The bungalow briefly comprises of three bedrooms, living room, dining room, modern kitchen, two bathrooms and a tranquil garden at the rear.

SEMI DETACHED BUNGALOW

THREE BEDROOMS

TWO BATHROOMS

DINING ROOM

KITCHEN

LIVING ROOM

GARAGE

QUIET ROAD

SOUGHT AFTER LOCATION

1076 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 well-lit interiors and comprises an entrance hallway, a generously sized reception room with bifold doors overlooking the garden, and a stylish modern fitted kitchen with a range of eye and base level units. Completing the ground floor are two good sized bedrooms, a shower room and at the bottom of the stairs is an area that could be used as a study/office area. Upstairs is the third bedrooms complete with an ensuite. The property further benefits from underfloor heating.

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



Train:

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



Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
132 sq ft. (12.2 sq.m.) approx.



GROUND FLOOR
687 sq ft. (63.8 sq.m.) approx.



1ST FLOOR
257 sq ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 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	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - higher running costs			
England & Wales			
E3 Greenleaf 2022/01/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.