Pavilion Way

Ruislip • Middlesex • HA4 9JL Guide Price: £675,000





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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.

THREE BEDROOMS TWO BATHROOMS DINING ROOM KITCHEN LIVING ROOM

SEMI DETACHED BUNGALOW

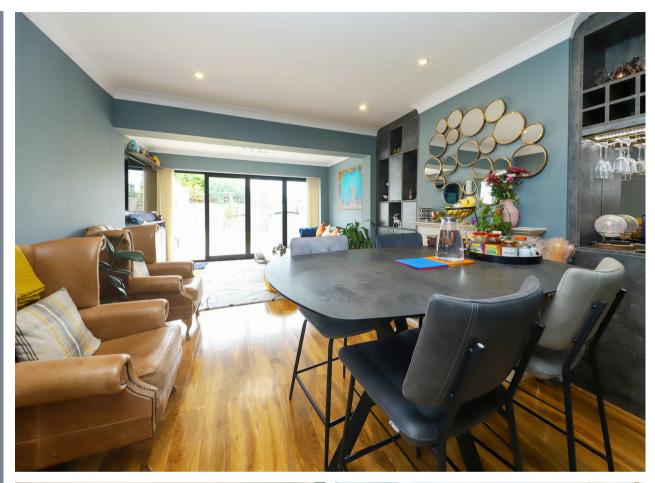
GARAGE

QUIET ROAD

SOUGHT AFTER LOCATION



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



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Train:

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



Car: M4, A40, M25, M40

angle 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 ELGOR AREA: 1:075 splf. (99.9 sp.m), approx. White every sitting the horn hade two the to accusor of the dorpsin concentration there, measurements of doors, windows, horns and any other terms are approximate and no repossibility to taken for any error, mession or met settement. This plan is to illusative purposed only and should be used as such any arror, prospective purchaser. The services, systems and applications show have not been tested and no guarantee and the windows and the settement and the settement of the settement of

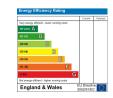




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