

# 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.

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 Banks 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.



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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	Potential
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
Not energy efficient - higher running costs		
England & Wales EPC 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.