

Pavilion Way, Ruislip, HA4 9JP

£750,000

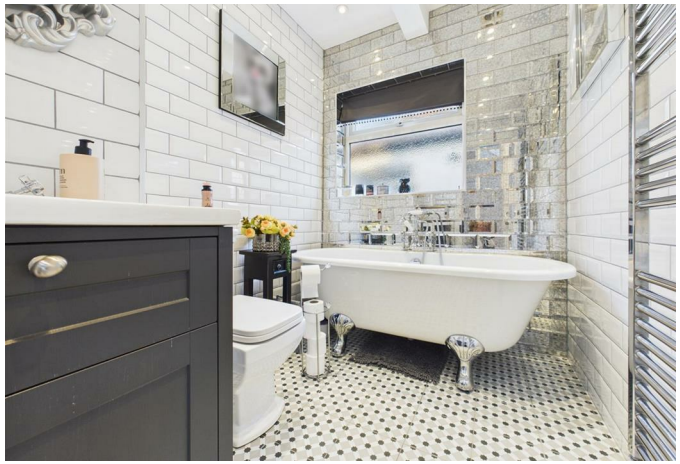
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Gibson Honey is proud to present this modern and extended three-bedroom semi-detached bungalow, ideally situated close to local amenities and backing directly onto a park, offering a pleasant and private outlook. Beautifully presented, this well-positioned home briefly comprises: three bedrooms, with the principal bedroom benefiting from an en-suite, a spacious living/dining room, a fitted kitchen, and a contemporary family bathroom suite. The property further benefits from double glazing, gas central heating, a private rear garden with direct park access, and a driveway providing off-street parking.

Located on one of the area's most sought-after roads, this home is perfectly positioned just moments from Eastcote, Ruislip Manor, and South Ruislip, offering a variety of shopping and transport facilities (Metropolitan, Piccadilly, Central & Chiltern Lines). The A40 is within easy reach, providing swift access to Central London and the Home Counties. The property also falls within the catchment area of highly regarded local schools and is just a short stroll from nearby green spaces.







ENTRANCE HALL
Front aspect double glazed frosted glass leaded light windows, front aspect front door, tiled flooring, downlighting, radiator

KITCHEN
Side aspect double glazed window, part tiled walls, tiled flooring, five ring gas hob with extractor hood, sink with drainer, a range of base and eye level units, integrated appliances, kitchen island, downlighting.

LIVING/ DINING AREA
Rear aspect double glazed bi-folding doors, double glazed skylight, tiled flooring, feature fireplace, wall mounted air conditioning unit, downlighting, vertical radiator.

BEDROOM ONE
Front aspect double glazed leaded light bay window, radiator, downlighting



FAMILY BATHROOM
Side aspect double glazed frosted glass window, tiled walls, tiled flooring, heated towel rail, roll top bath with shower attachment, downlighting, low level w/c, vanity unit incorporating wash hand basin.

BEDROOM TWO
Side aspect double glazed window, built in wardrobes

FIRST FLOOR LANDING
Front aspect double glazed velux window, downlighting

BEDROOM THREE
Rear aspect double glazed leaded light windows, built in wardrobes, downlighting, radiator x2

ENSUITE
Front aspect double glazed velux window, tiled flooring, tiled walls, standing shower cubicle with rainfall shower, heated towel rail, low level wc, vanity unit incorporating wash hand basin, downlighting, eaves storage.

GARDEN
Patio area, laid to lawn, panel enclosed fence

COUNCIL TAX
London Borough of Hillingdon - Band E - £2,500.01

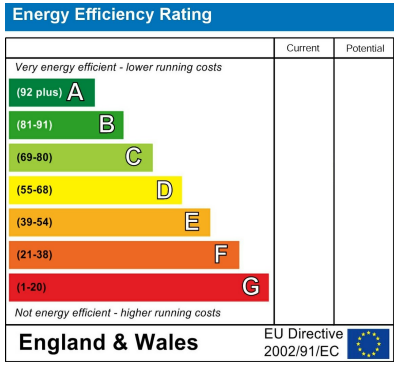
N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE STATIONS
Eastcote (0.6 miles) - Metropolitan/Piccadilly
Ruislip Manor (0.9 miles) - Metropolitan/Piccadilly
South Ruislip (1.3 miles) - Central/Chiltern Railways

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