

# Pavilion Way

Ruislip • Middlesex • HA4 9JP  
Offers In Excess Of: £650,000



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# Pavilion Way

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Situated on the sought-after Pavilion Way in Eastcote, this chain-free semi-detached bungalow offers spacious and versatile accommodation, ideal for a range of buyers. The property features a bright and welcoming reception room, providing an excellent space for both relaxing and entertaining. The generously sized kitchen/dining room creates a practical and sociable hub of the home, with ample room for dining and everyday living. Accommodation comprises three well-proportioned bedrooms, including a substantial principal bedroom arranged on the first floor, offering privacy and flexibility. The remaining bedrooms are conveniently located on the ground floor, alongside a family bathroom. Externally, the property benefits from a substantial rear garden, presenting fantastic potential for outdoor enjoyment and landscaping.

Additional outbuildings/sheds provide useful storage or workspace options. To the front, off-street parking is provided via a block paved driveway, adding to the home's practicality. Offered to the market chain free, this property represents an excellent opportunity to acquire a well-located home with scope to personalise and enhance, all within easy reach of Eastcote's amenities, transport links, and highly regarded local schools.

CHAIN FREE

SEMI DETACHED BUNGALOW

THREE BEDROOMS

TWO BATHROOMS

KITCHEN/DINER

SPACIOUS LIVING ROOM

OFF STREET PARKING

WALKING DISTANCE TO EASTCOTE HIGH STREET

PRIVATE GARDEN

1,155 SQ.FT. TOTAL

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.







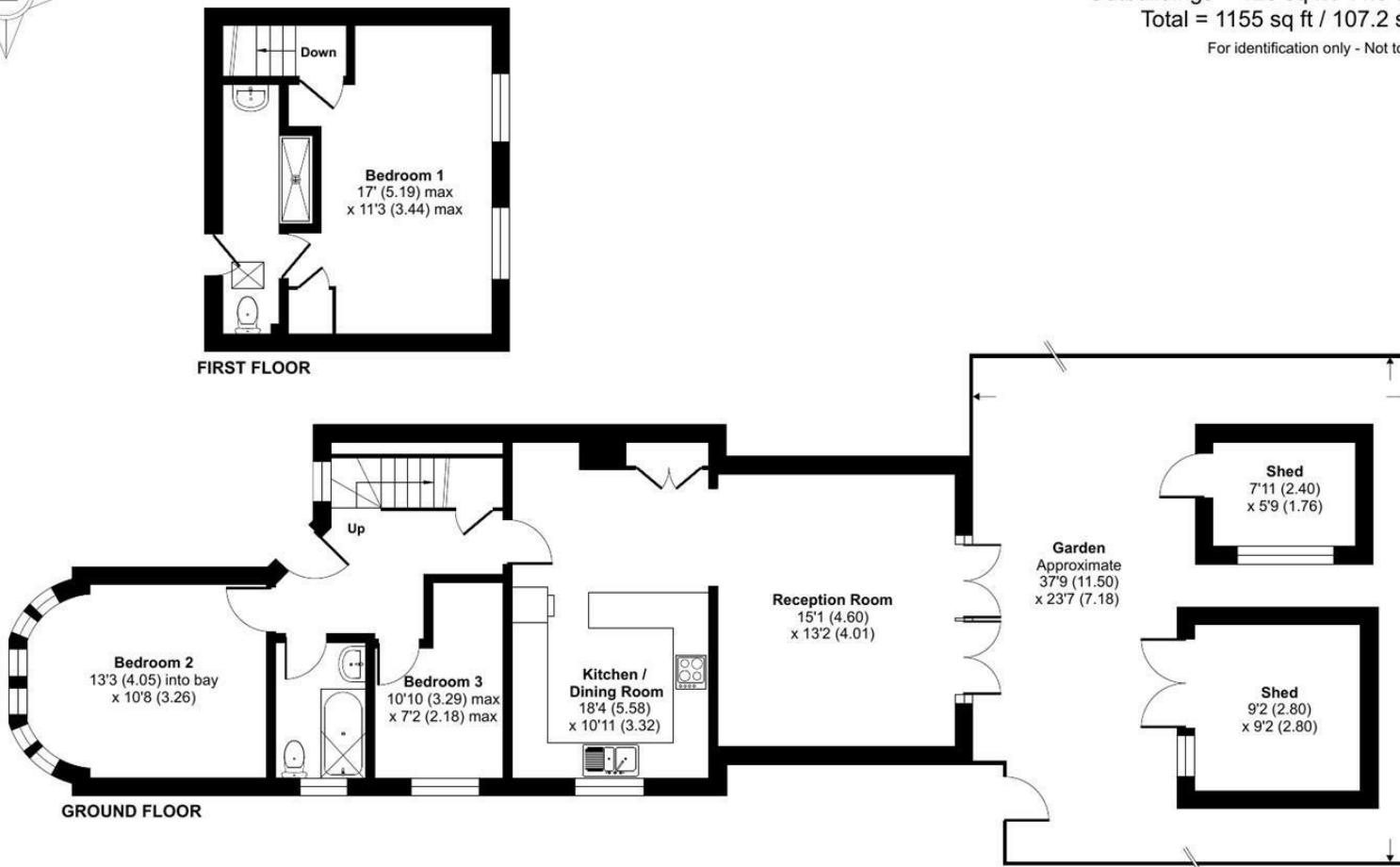
## Pavilion Way, Ruislip, HA4

Approximate Area = 1026 sq ft / 95.3 sq m

Outbuildings = 129 sq ft / 11.9 sq m

Total = 1155 sq ft / 107.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichicom 2026. Produced for Coopers. REF: 1410047

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71 Victoria Road, Ruislip Manor,  
Middlesex, HA4 9BH  
ruislipmanor@coopersresidential.co.uk

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2019 EPC A	85
2019 EPC B	73
2019 EPC C	
2019 EPC D	
2019 EPC E	
2019 EPC F	
2019 EPC G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.