

# Pavilion Way

Ruislip • Middlesex • HA4 9JL

Guide Price: £650,000



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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.



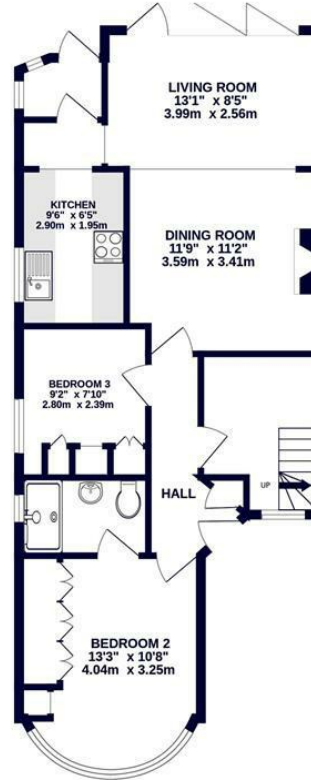




OUTBUILDING  
132 sq.ft. (12.2 sq.m.) approx.



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++ (101-120 kWh/m²/yr)		
A+ (81-100 kWh/m²/yr)		
A (61-80 kWh/m²/yr)		
B (41-60 kWh/m²/yr)		
C (21-40 kWh/m²/yr)		
D (11-20 kWh/m²/yr)		
E (6-10 kWh/m²/yr)		
F (1-5 kWh/m²/yr)		
G (0-1 kWh/m²/yr)		
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.