



**Pavilion Way, Ruislip - HA4 9JP**  
In Excess Of £650,000 | Freehold

**Lr** **LAWRENCE RAND**



## Key Features & Description

- Three Bedrooms
- Semi Detached Bungalow
- Driveway Parking For Multiple Cars
- Close To Local Amenities
- Separate Large Modern Fitted Kitchen
- En-suite To Master Bedroom On First Floor
- Family Bathroom
- Close To Outstanding Schools

A well-presented three-bedroom semi-detached bungalow situated on the highly sought-after Pavilion Way in Ruislip, offering spacious and versatile accommodation throughout, together with the benefit of driveway parking.

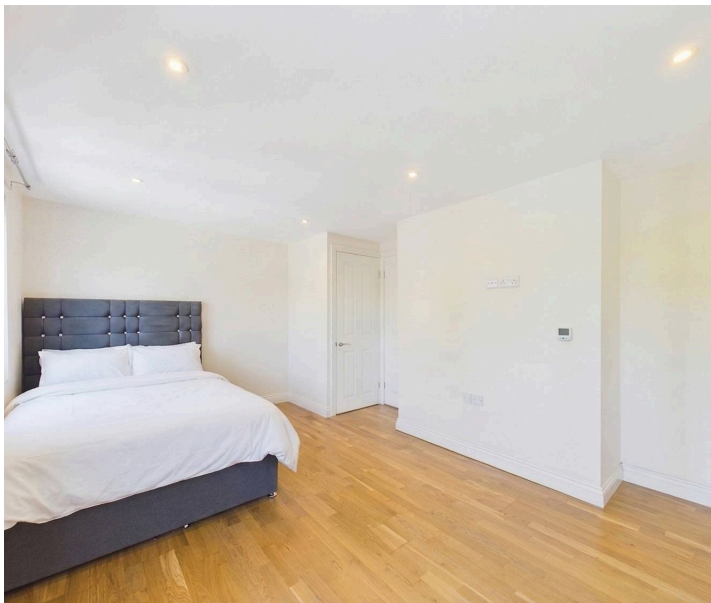
The property comprises a bright and spacious reception room, a large separate fitted kitchen, three well-proportioned bedrooms, and a family bathroom and en-suite to master bedroom on the first floor . The flexible layout makes the home ideal for a range of buyers, including families, downsizers, and those looking for convenient single-level living.

To the front, a private driveway provides valuable off-street parking, while the rear garden offers a private outdoor space perfect for relaxing, entertaining, or gardening enthusiasts.

Pavilion Way is conveniently located within easy reach of local shops, amenities, well-regarded schools, and excellent transport links, including nearby Underground stations providing access into Central London.

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### **Nearest Stations**

Eastcote Station - approx 0.5 miles

Ruislip Manor Stations - approx 0.7 miles

Ruislip Gardens Station - approx 0.8 miles

### **Verified Information:**

Council tax band: D

EPC Rating: C

Local authority: London Borough of Hillingdon

Tenure: Freehold

### **Suppliers:**

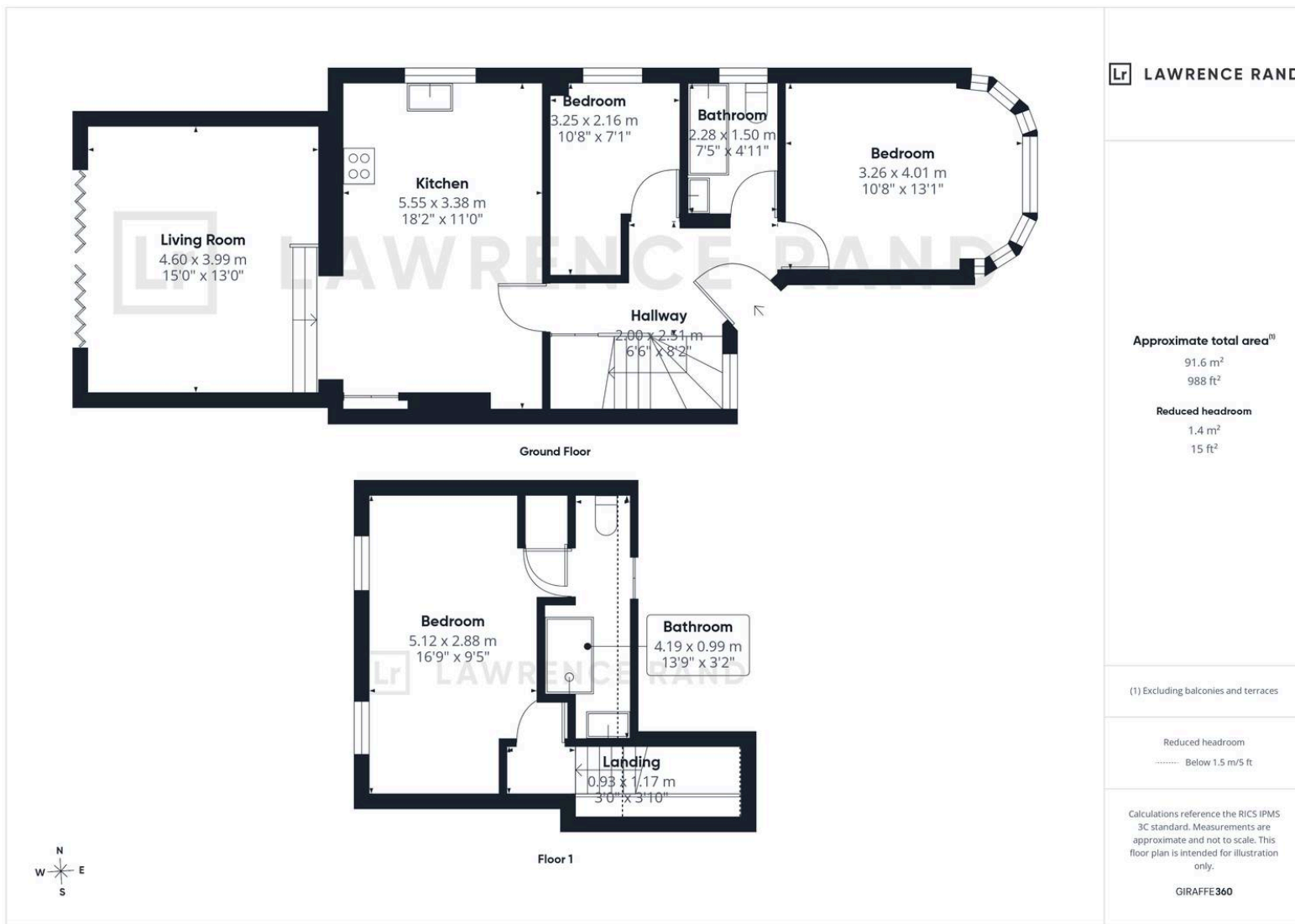
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

Heating: Gas central heating

### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone -  
Excellent, Three - Excellent, EE - Excellent



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