



**Pavilion Way, Ruislip - HA4 9JL**

**In Excess of £650,000**



**LAWRENCE RAND**



## Key Features & Description

- Immaculate three bedroom semi detached bungalow
- Two bathrooms
- Open plan kitchen/lounge/diner
- Master bedroom with dressing room & ensuite
- Driveway

An immaculately presented three-bedroom, two-bathroom extended semi-detached bungalow over two floors, located on a popular road near schools, transport, and shops.

The heart of the home is a generous open-plan kitchen, dining, and living area with high-spec integrated appliances, quartz worktops, and bifold doors opening to the garden. Bedrooms two and three are on the ground floor, with one offering a bright bay window and potential as a reception room. The master bedroom upstairs features a dressing room and luxury ensuite.

The low-maintenance garden includes a deck, lawn, and storage shed, while the frontage provides off-street parking for three cars.

Pavilion Way is close to Eastcote High Street, Eastcote Tube, and major road links, making it ideal for families.

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### Nearest Stations

Eastcote Tube Station – approx 0.5 miles

Ruislip Manor Station – approx 0.7

South Ruislip station - approx 0.8 miles

### Verified Information:

Council tax band: D

Local authority: London Borough of Hillingdon

Energy Performance rating: C

### 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





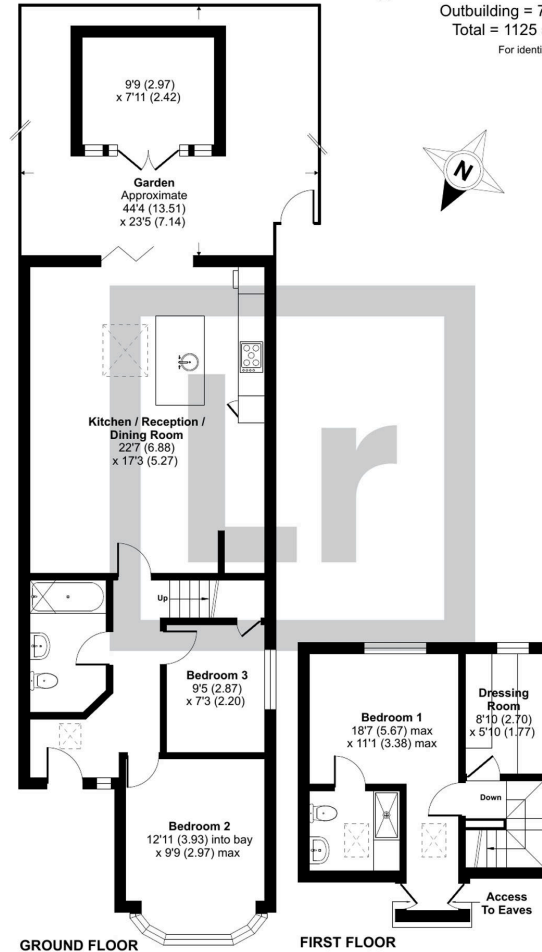
## Pavilion Way, Ruislip, HA4

Approximate Area = 1048 sq ft / 97.3 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1125 sq ft / 104.4 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). © nichecom 2025. Produced for Lawrence Rand. REF: 1329052

## Lawrence Rand

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