

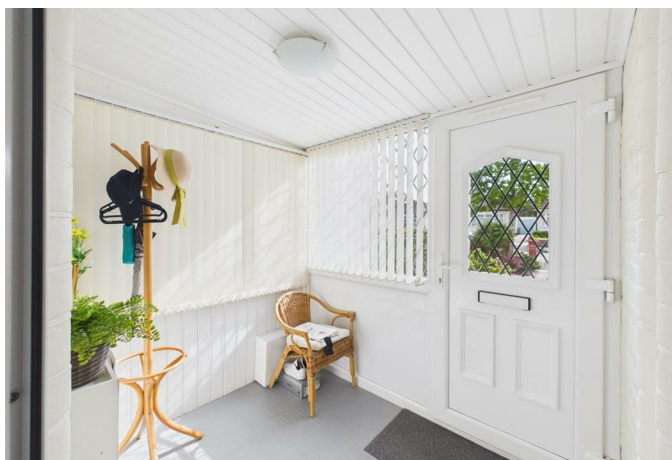


Pavilion Way, Ruislip, HA4 9JP
£635,000



We are pleased to offer to the market this beautiful and charming two bedroom semi-detached bungalow on this quiet residential road. The property is tastefully decorated throughout and briefly comprises of a hallway, bright and spacious reception room, fully fitted kitchen, dining room, two bedrooms and a combined bathroom/wc suite. Additional benefits include a shared driveway which leads to a garage fully equipped with electric power points and a rear garden adjacent to the picturesque Cavendish Park. This bungalow comes with external wall insulation, hardwood flooring throughout and has been regularly painted throughout the current ownership period. The property is extremely well maintained and offers a secluded and sunny west facing aspect. Pavilion Way is one of the area's most popular roads positioned close to sought after schools, great transport links and conveniently located for the great amenities primarily found along its main shopping parade in Eastcote's town centre.

Eastcote is a leafy, family-friendly suburb in West London recognised for being safe, and having a strong community spirit. This area offers a range of local amenities including shops, restaurants, pubs, and supermarkets, mainly found along its main shopping parade. Eastcote has a good transport links provided by the Piccadilly & Metropolitan lines at Eastcote Underground station, making it a popular choice for commuters. This would make an ideal family home catering for both families and young professionals, including those looking for a quieter retirement.



ENTRANCE PORCH

Front aspect double glazed leaded light entrance door, dual aspect double glazed leaded light windows, door to entrance hall - this area provides efficient use of space and additional security.

ENTRANCE HALL

Side aspect stained glass leaded light frosted door, wooden flooring, downlighting, radiator, hatch to loft space, leading to living room, doors to:

BEDROOM ONE

Good sized bedroom comprising of a free-standing wardrobe and chest

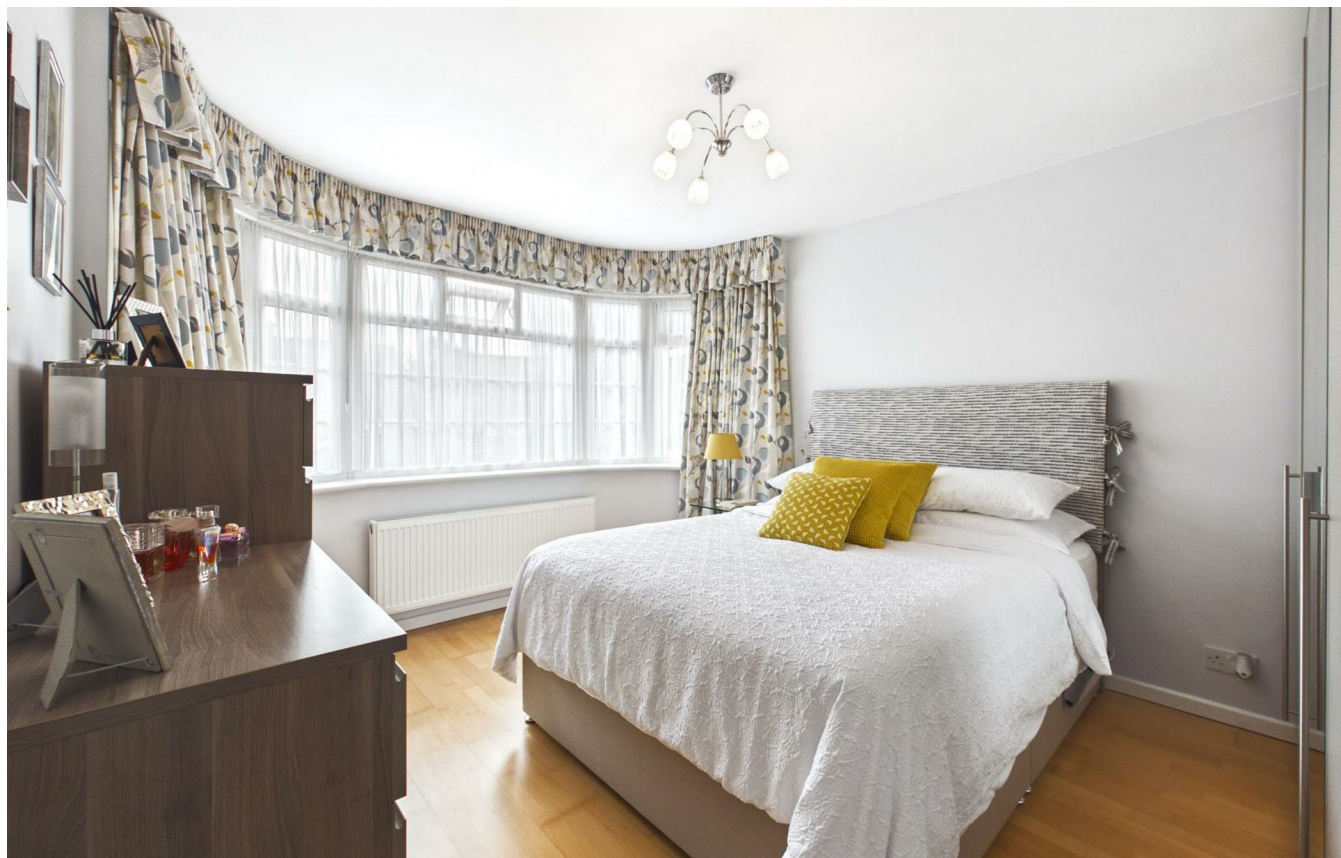
of drawers, elegant curved window feature.

Front aspect double glazed leaded light bay window, wooden flooring, radiator.

BEDROOM TWO

Space for single bed or private study area, room for shelving and storage.

Front aspect double glazed leaded light window, wooden flooring, downlighting, radiator.



BATHROOM

Side aspect double glazed frosted leaded light window, tiled flooring, tiled walls, tiled enclosed bath tub with shower attachment and mixer tap, shower cubicle with shower attachment and mixer tap, low level wc, wall mounted wash hand basin, heated towel rail.

LIVING ROOM

Bright and spacious seating area, with a full-frontal view of the rear garden, distinctive fireplace presentation for traditional look, connected to open plan kitchen area, providing ease of transition between seating and dining areas.

Rear aspect double glazed leaded light window, wooden flooring, radiator, gas fireplace, leading to:

KITCHEN/DINING AREA

Open plan and modern kitchen, comprising of natural-stone worktops, ceramic hob and large space for fridge freezer, washing machine and dishwasher, mini conservatory/porch access point to rear garden, practical orientation of cupboard storage space. Dining area situated within open plan kitchen space, room to seat up to 8 adults.

Rear aspect double glazed leaded light window, side aspect double glazed frosted leaded light windows, tiled flooring, downlighting, radiator, a range of stone base and eye level units, inset stainless steel sink with mixer tap, part tiled walls, integrated siemens oven with

4 electric hob rings, integrated fridge freezer, dishwasher and washing machine, cupboard housing Vaillant boiler.

REAR PORCH

Rear aspect double glazed lead light window, rear aspect double glazed leaded light door to rear garden.

LOFT AREA

Retractable stair access to loft upper level, extra space for furniture, cream carpet throughout, further boarded area for permanent storage solutions.

FRONT

Off street parking and shared drive.

REAR GARDEN

Rear garden with shrubbery, trees and plants, large patio area, rear lies adjacent to Cavendish Park.

GARAGE

Up and over door, side aspect double glazed frosted window, power and lighting.

COUNCIL TAX

London Borough of Hillingdon - Band D - £2,045.46

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

DISTANCE TO STATIONS

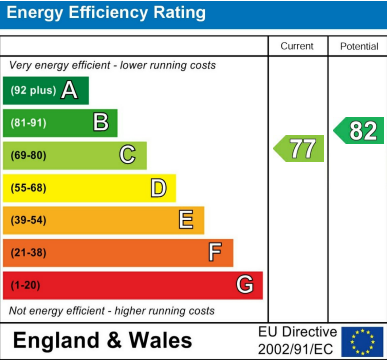
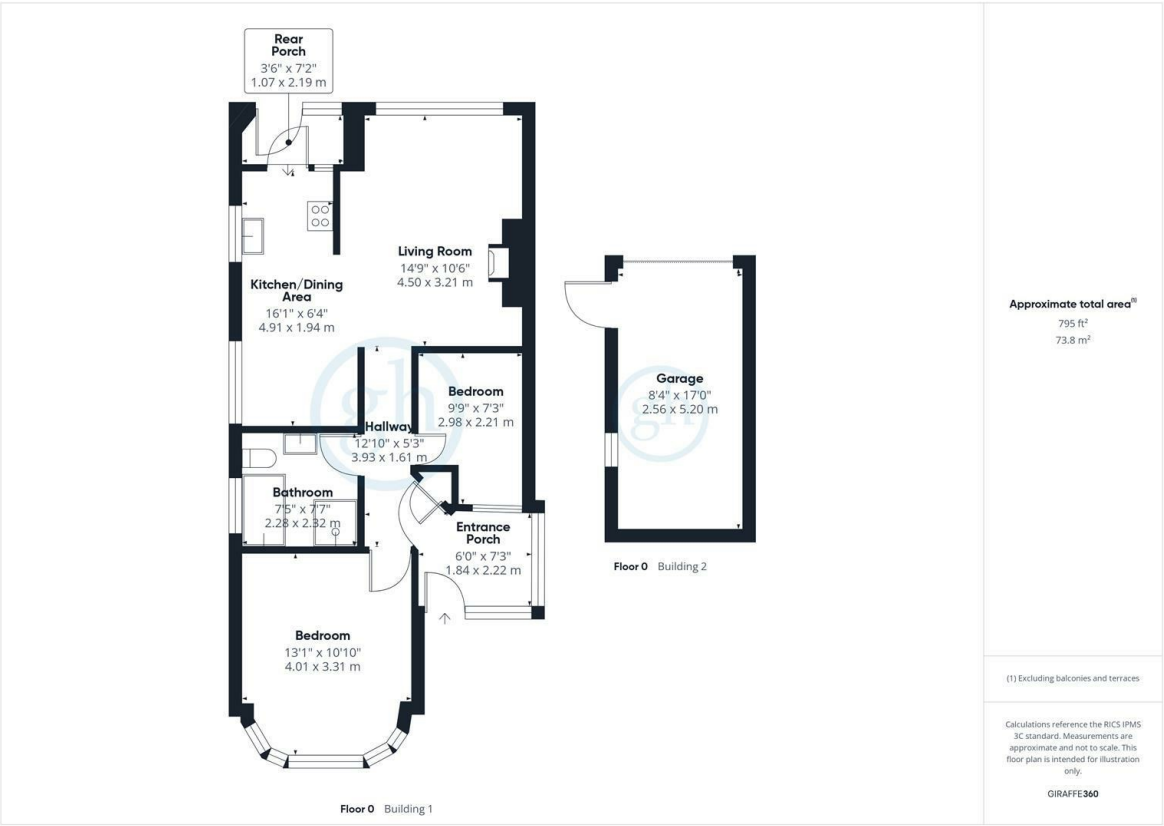
Eastcote (0.6 miles) -
Metropolitan/Piccadilly
Ruislip Manor (0.9 miles) -
Metropolitan/Piccadilly
South Ruislip (1.3 miles) -
Central/Chiltern Railways

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