



93 Pavilion Way, Ruislip – HA4 9JL

In Excess of **£650,000**



LAWRENCE RAND



93 Pavilion Way

Ruislip, Ruislip

- 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, tastefully designed and decorated throughout to create stylish, living accommodation set over two floors. Located on a popular road close to sought after schools, transport links and shops.

The main focus of this property is the generous open-plan kitchen, dining, and living area, with well appointed high-specification integrated appliances, quartz worktops, and sleek bifold doors that lead out to the rear garden.

Bedrooms two and three are located on the ground floor. Bedroom two could also be used as an additional reception room and has a large front aspect bay window flooding the room with plenty of natural light. Completing the ground floor is a fresh family bathroom. The impressive master bedroom is on the first floor and boasts a dressing room and a luxury ensuite shower room.

The garden is designed with low maintenance in mind, and has a large decked area leading to a grassed area and a storage shed. The frontage offers off street parking for three cars.

Pavilion Way is a sought after location conveniently positioned for the great amenities





93 Pavilion Way

Ruislip, Ruislip

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





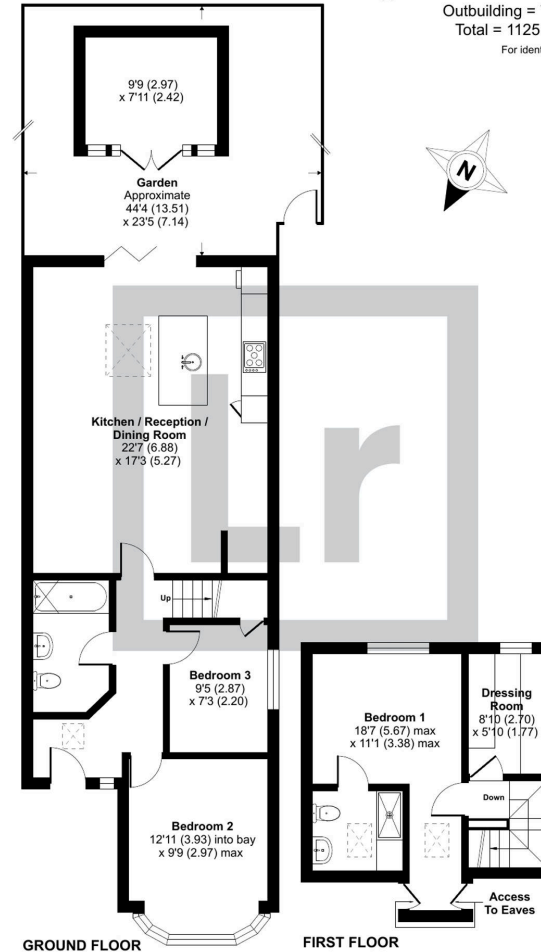
Pavilion Way, Ruislip, HA4

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). © nrichcom 2025. Produced for Lawrence Rand. REF: 1329052

Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

Info@lawrence-rand.co.uk

www.lawrence-rand.co.uk/

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.