



 **LAWRENCE RAND**

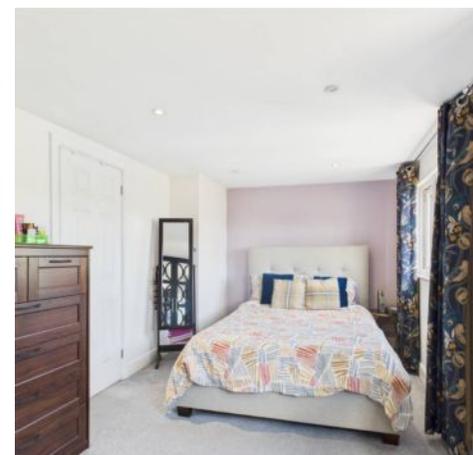
Pavilion Way, Ruislip
£675,000

Key Features:

- Three bedroom extended semi detached bungalow
- Master bedroom with ensuite shower room & utility area
- Family bathroom
- Separate kitchen
- Low maintenance garden
- Driveway for two cars
- Sought after road
- Garage

This beautifully presented three-bedroom, two bathroom extended semi detached bungalow, tastefully designed and decorated throughout to create stylish, outstanding living accommodation. In one of the area's most popular roads close to sought after schools, transport links and shops. Once inside the welcoming hallway doors to lead to all rooms and stairs lead to the first floor where you will find a spacious master bedroom boasting an ensuite shower room with utility area. The well equipped kitchen has wall and base units, ample work surfaces and space for appliances. The lounge/dining room flows effortlessly from the kitchen and benefits from built in wall storage and bifold doors open out to a well-maintained low maintenance garden. The second bedroom has bespoke fitted wardrobes while the third bedroom could also be used as a home office or children's play room.

Completing the ground floor is a fresh family bathroom. The garden is designed with low maintenance in mind, and has a block paved patio and a small Astro turfed area. The frontage offers off street parking for two cars as well as a garage to the side.





Pavilion Way is a sought after location conveniently positioned for the great amenities of Eastcote High Street, where you will find an array of great shops, restaurants and coffee shops. Eastcote tube station services the Metropolitan/Piccadilly line providing swift access into Central London. For the motorist the A40/M25 is also in close proximity, offering quick routes also into Central London and the surrounding Home Counties. The area and property are great for families, with many good schools close by, parks and leisure facilities.

Verified Information:

Council tax band: E

Local authority: London Borough of Hillingdon

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: E

Suppliers:

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

Heating: Gas central heating

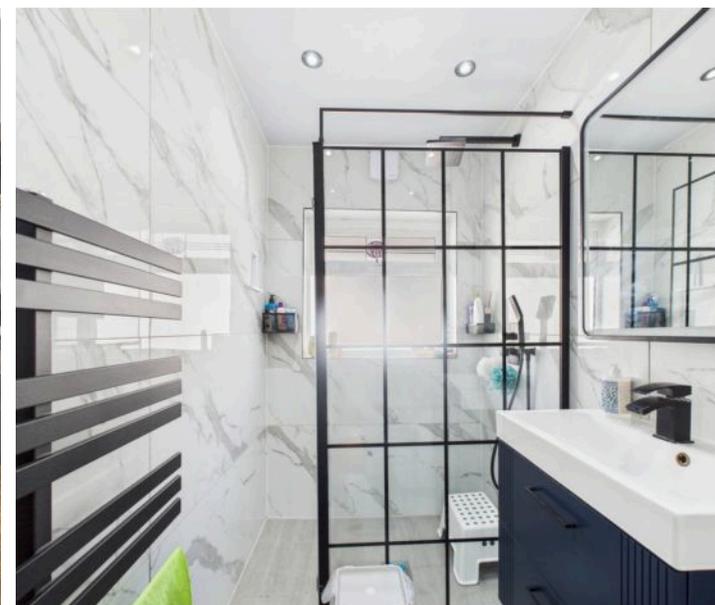
Broadband & mobile coverage:

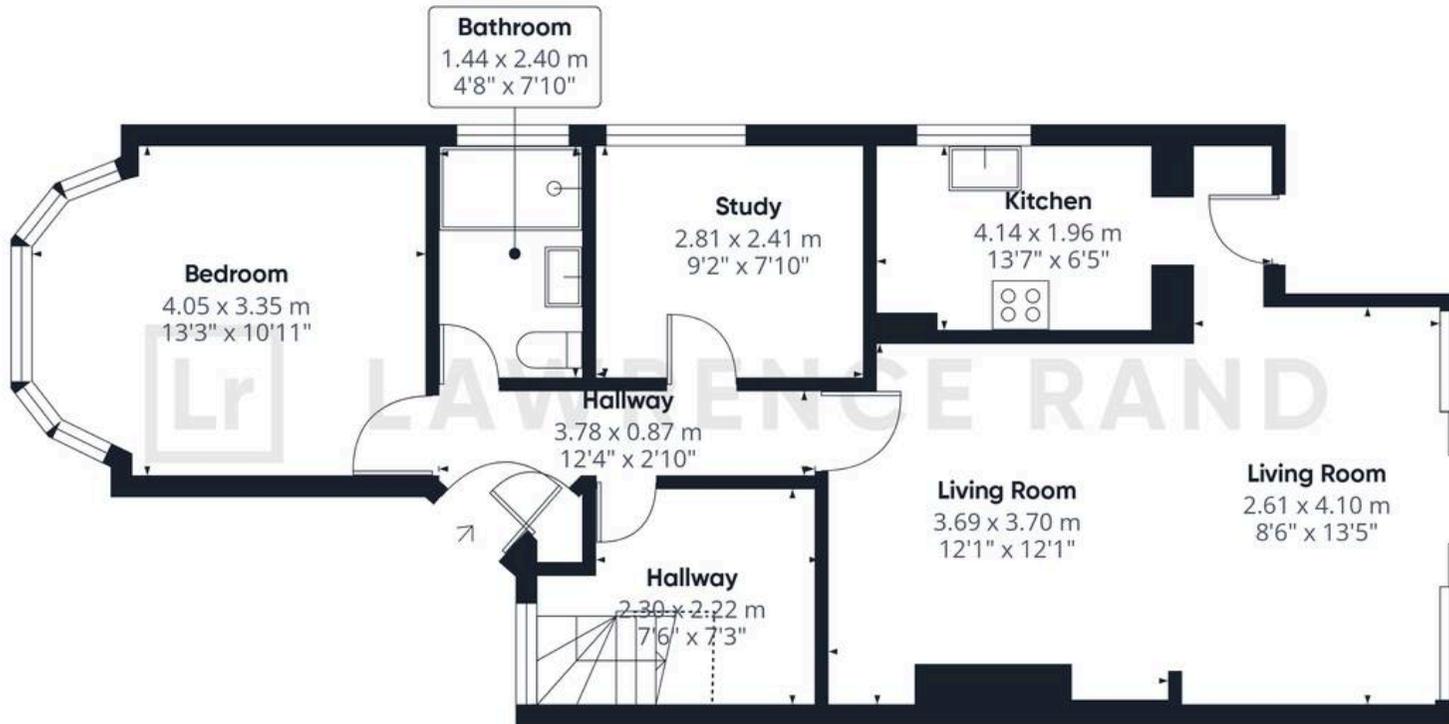
Broadband: FTTP (Fibre to the Premises)

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

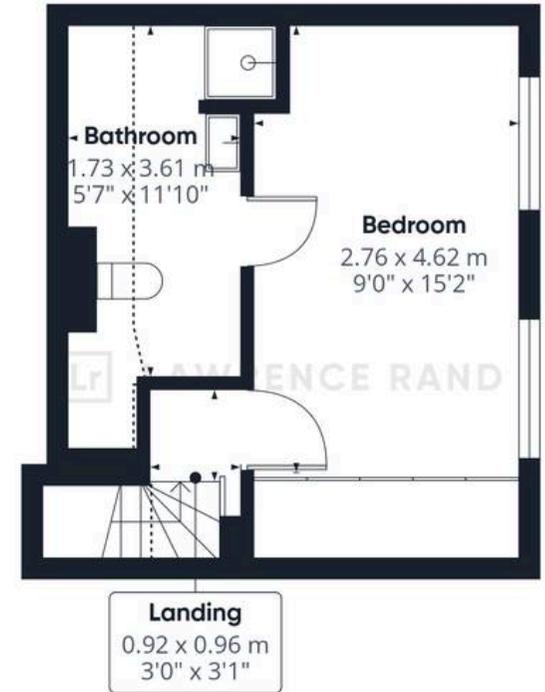
Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Ground Floor



Floor 1



Lawrence Rand

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