



Pavilion Way, Ruislip, HA4 9JP  
£500,000





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NO UPPER CHAIN. An opportunity has arisen to put your own stamp on this semi-detached bungalow situated close to amenities. In need of some modernisation with plenty of potential to extend subject to the usual planning constraints, this well-positioned home briefly comprises : Two bedrooms, living/dining room, fitted kitchen and bathroom suite. The property benefits include : Double glazing, gas central heating, rear garden and off street parking. Arguably situated in one of the area's most popular roads this property is perfectly positioned moments from Eastcote, Ruislip Manor and South Ruislip shopping and transport facilities(Metropolitan/Piccadilly/Central & Chiltern Lines). The A40 is within striking distance offering swift and easy access to both Central London and the Home Counties. The property is also ideally located within the catchment areas of the local highly regarded schools and is just a short stroll to the local parks.



## ENTRANCE HALL

Front aspect double glazed door, loft hatch, radiator, storage cupboard, doors to;

## LIVING ROOM /DINING ROOM

Front aspect double glazed window, rear aspect double glazed leaded light window, radiator x2, coved ceiling, fireplace.

## KITCHEN

Rear aspect double glazed leaded light window, rear aspect double glazed leaded light door to rear garden, side aspect double glazed frosted window, a range of base and eye level units, part tiled walls, stainless steel sink, integrated oven and extractor fan, space for washing machine, fridge, freezer.

## BEDROOM ONE

Front aspect double glazed bay window, double radiator, fitted wardrobes.

## BEDROOM TWO

Side aspect double glazed leaded light window, radiator, storage cupboard.

## BATHROOM

Side aspect double glazed frosted window, part tiled walls, panel enclosed bathtub with mixer taps and shower attachment, low level w/c, wash hand basin, radiator.

## GARDEN

Mainly laid to lawn, patio area, shed, rear access on to park.

## SHARED DRIVEWAY

Parking space.

## 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



73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

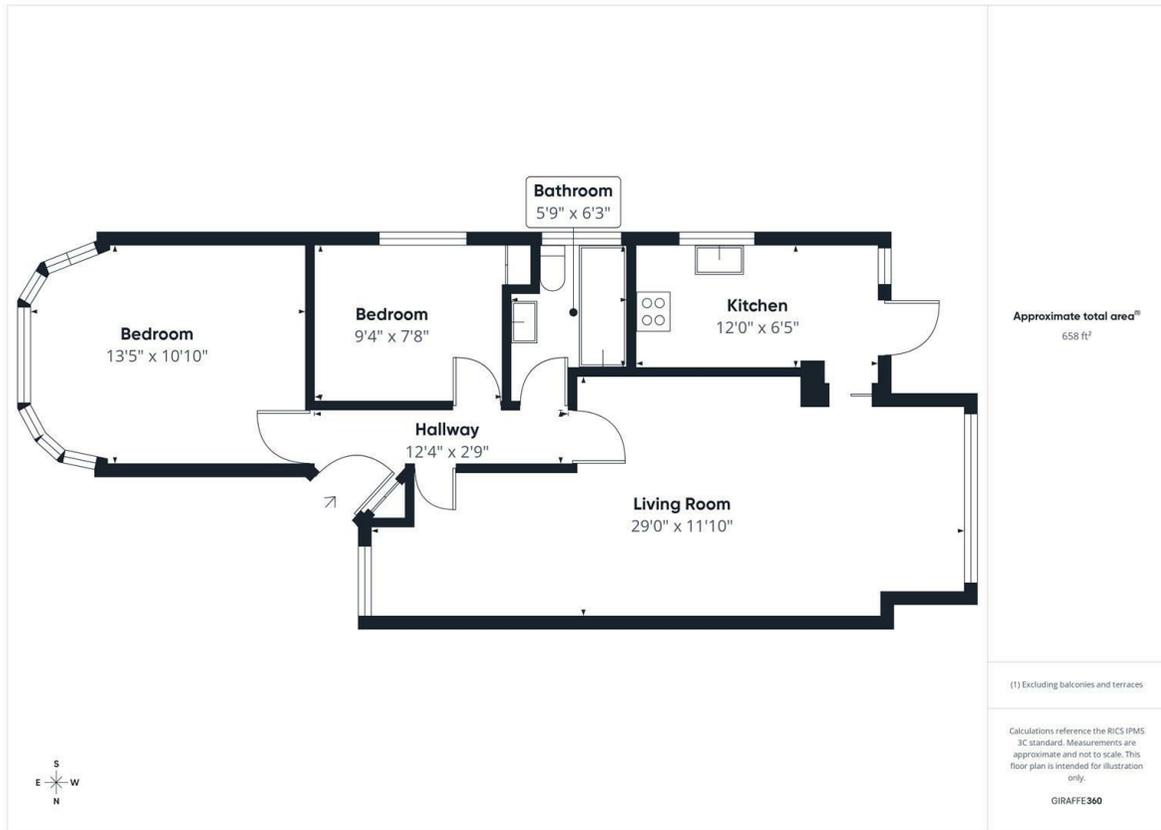
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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