

**ALLDAY
& MILLER**



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FOR SALE
01895 641 000 alldayandmiller.co.uk

Pavilion Way, Ruislip, HA4 9JL
£570,000

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- Three Bedroom
- Potential for Further Extensions (Subject to Planning)
- Nearby to Highly Regarded Schools
- Private Rear Garden
- Modern Kitchen
- Conservatory
- Well Presented Throughout
- Semi Detached
- Sought After Location
- No Upper Chain

Description

The accommodation briefly comprises of a welcoming entrance hallway, spacious reception/dining room filled with abundance of natural light and overlooking rear, Conservatory providing access to the rear garden, modern fully fitted kitchen, shower room and three well proportioned bedrooms

Outside
There is a well maintained garden to the front of the property and a shared driveway giving access to the rear garden. The rear is a low maintenance patio area ideal for summer entertaining.

A further advantage is the potential to extend the property to the rear and into the loft (subject to planning permission).

Situation

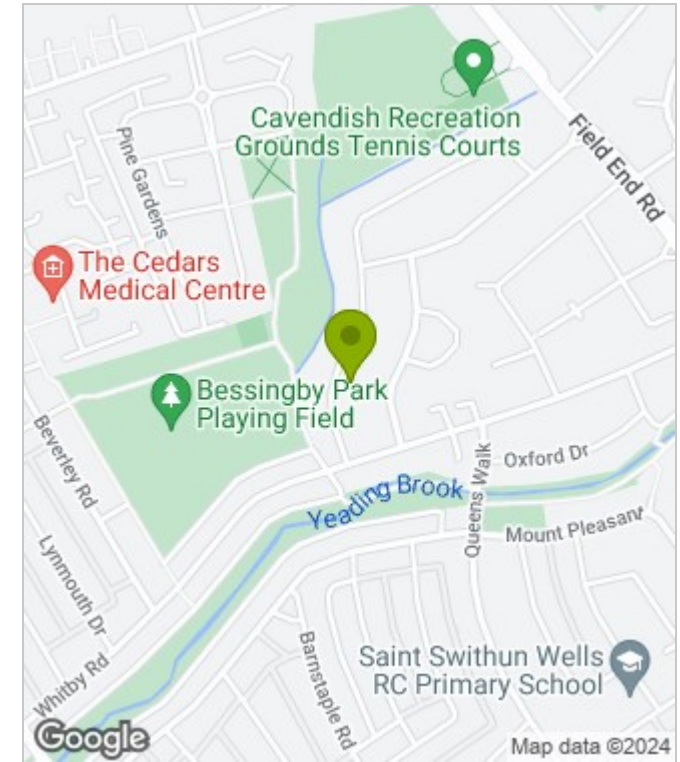
Situated on one of the area's most sought after roads, Pavilion Way is located in the heart of Eastcote. This residence is perfectly positioned just moments from the area's shopping and transport facilities (Metropolitan/Piccadilly Lines). Eastcote Station is only 0.7 miles walk and a very short drive. Central line train stations are also accessible locally at South Ruislip. Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within the catchment areas of the local highly regarded schools for all ages and is just a short stroll to the local parks.



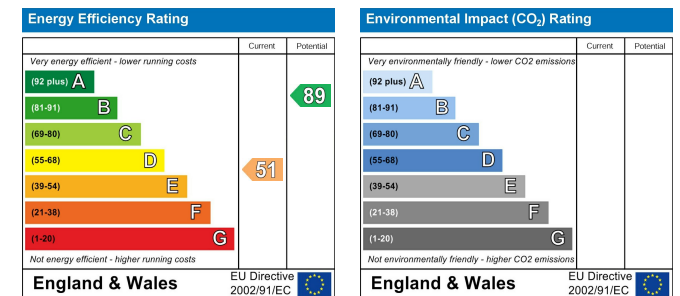
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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