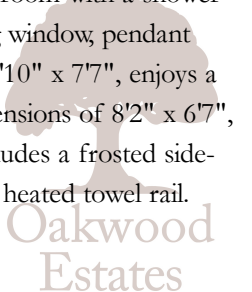




Oakwood Estates is thrilled to offer this semi-detached property with four bedrooms, two reception rooms, and two bathrooms to the market. Additionally, it includes a generous workshop and a garden shed. Nestled at the end of a peaceful cul-de-sac, this property is conveniently located within walking distance of the local primary school and just over two miles from London Heathrow Airport Terminals, making it the perfect choice for Heathrow employees. The property also boasts parking for two cars and a fully enclosed rear garden.

Upon entering the property, you step into the welcoming entrance hallway, where doors lead to the reception room, dining area, and a WC. A staircase ascends to the first floor. The spacious reception room, measuring 19'7" x 13'7", boasts a bay window and an additional front-facing window; two fan lights, ample room for a three-piece suite, and laminate flooring. The dining room, measuring 11'5" x 11', offers a view of the rear garden through its window, pendant lighting, an archway leading to the kitchen, generous space for a dining table and chairs, and laminate flooring. The well-appointed kitchen, sized at 11'6" x 8'2", features a rear garden-facing window; pendant lighting, a mix of wall-mounted and base kitchen units, a range oven with an extractor fan above, a stainless steel sink with a mixer tap, tiled splashback, and tiled flooring. The WC includes a low-level WC and a hand wash basin.

Moving upstairs, you'll find four bedrooms and the family bathroom. Bedroom one, measuring 12'10" x 11'3", offers a rear garden view, pendant lighting, a built-in wardrobe, space for a king-size bed and bedside tables, and an ensuite shower room with a shower cubicle, hand wash basin, and a low-level WC. Bedroom two, sized at 11'11" x 11'9", features a front-facing window, pendant lighting, room for a king-size bed and bedside tables, and space for a wardrobe. Bedroom three, measuring 11'10" x 7'7", enjoys a front aspect view, pendant lighting, space for a double bed, and room for a wardrobe. Bedroom four, with dimensions of 8'2" x 6'7", has a rear garden view, pendant lighting, and space for a single bed. The family bathroom is fully tiled and includes a frosted side-facing window, a low-level WC, a hand wash basin with a mixer tap, a bath with a shower attachment, and a heated towel rail.



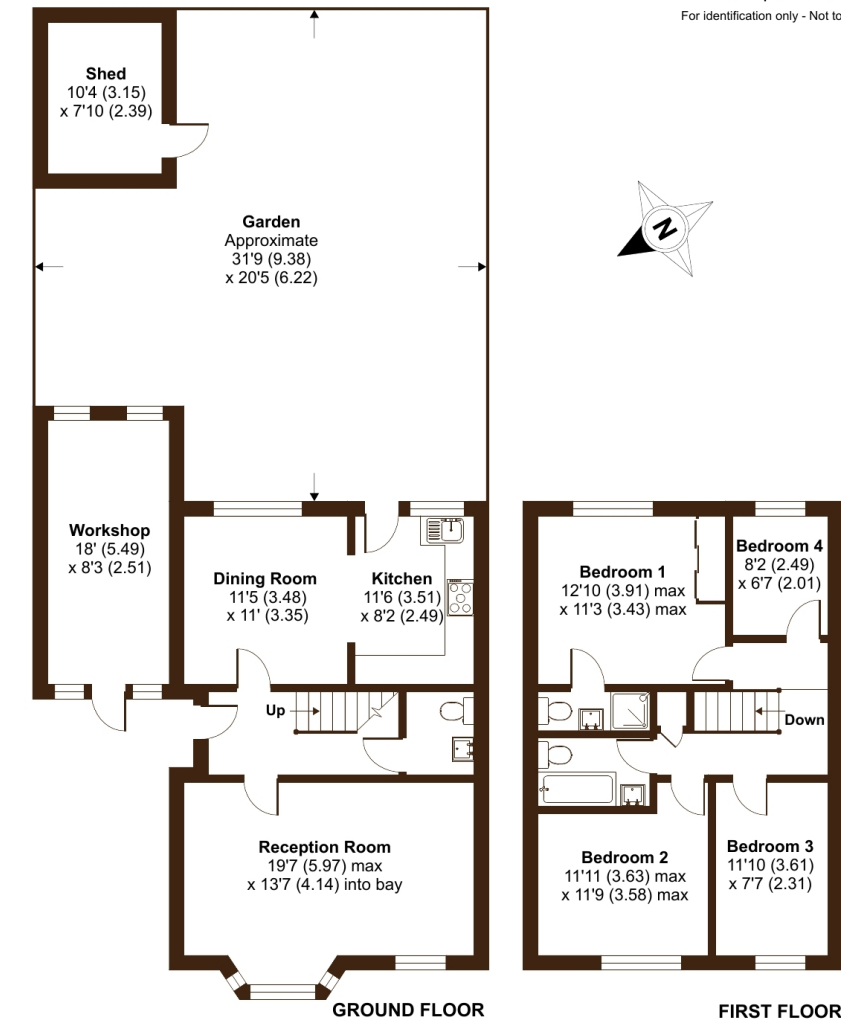




-  **FREEHOLD**
-  **FOUR BEDROOMS**
-  **TWO RECEPTION**
-  **CUL DE SAC LOCATION**
-  **CLOSE TO HEATHROW AIRPORT**
-  **COUNCIL TAX BAND E**
-  **TWO BATHROOMS**
-  **WORKSHOP WITH POWER**
-  **ENCLOSE REAR GARDEN**
-  **CLOSE TO AMENITIES/SCHOOLS**

					
<b>x4</b>	<b>x2</b>	<b>x2</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

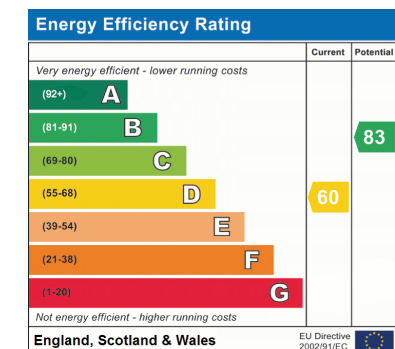
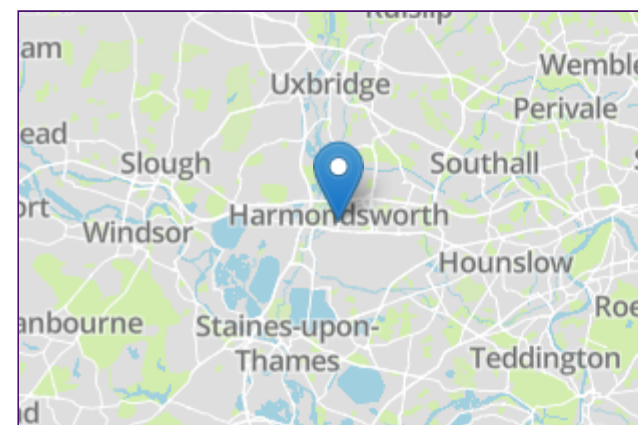
**Hatch Lane, Harmondsworth, West Drayton, UB7**

Approximate Area = 1191 sq ft / 110.6 sq m  
 Outbuilding (s) = 230 sq ft / 21.4 sq m  
 Total = 1421 sq ft / 132 sq m  
 For identification only - Not to scale



 Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Oakwood Estates Property Agents Ltd. REF: 1042623  


Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



**Front Of House**

At the front of the property, you'll find a spacious driveway capable of accommodating at least two vehicles, a well-maintained lawn, and mature landscaping.

**Rear Garden**

The backyard showcases an expansive patio, an elevated deck, a garden shed measuring 10'4" x 7'10", a lush lawn, well-established landscaping, and complete enclosure, making it a safe and enjoyable space for both children and pets.

**Workshop**

You can access the workshop through the driveway, and it measures 18' x 8'3" in size. Additionally, it boasts twin windows that provide views of both the rear and front areas.

**Tenure**

Freehold

**Council Tax Band**

E (£2,151 p/yr)

**Plot/Land Area**

0.09 Acres (382.00 Sq.M.)

**Mobile Coverage**

5G Voice and data

**Internet Speed**

Ultrafast

**Transport**

Heathrow Terminal 5 (Rail Station Only) Station - 1.23 miles  
 London Heathrow Airport - 1.3 miles  
 West Drayton Station - 1.7 miles

**Education**

Harmondsworth Primary School - 0.14 miles  
 Wings School - 0.31 miles  
 Wings School Notts - 0.65 miles  
 High Peak School - 0.65 miles  
 Heathrow Primary School - 0.78 miles  
 St Martin's Church of England Primary School - 0.84 miles  
 Laurel Lane Primary School - 0.95 miles  
 Lady Nafisa Independent Secondary School for Girls - 0.95 miles