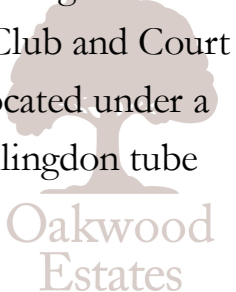


Nestled in North Hillingdon a premier family enclave and considered one of the area's most sought after tree lined road, boasting a wonderfully inviting ambience is this outstanding four-bedroom detached chalet bungalow. The property is beautifully presented throughout with a clean crisp finish, the three bathrooms and the high gloss fitted kitchen are all finished with a contemporary style. A 22FT games room situated to the rear of the garden provides the perfect space for an office, or an area for arts and crafts or simply remain as the games room it was intended for.

Tudor Way is a sought after, and highly regarded tree lined, residential road in North Hillingdon. There are several well-regarded schools in close proximity including St Bernadettes, St Helens private school, Oak Farm and Vyners Senior School along with a number of recreational facilities nearby including Hillingdon Golf and Cricket Club and Court Park. Uxbridge Town centre with its variety of shops, restaurants and bars is located under a mile away while for the commuter the A40/M40 is a short drive away and Hillingdon tube station with its direct links to London is within walking distance.



## Property Information

-  **FOUR BEDROOM DETACHED CHALET BUNGALOW**
-  **LARGE 22FT OFFICE/ GAMES ROOM**
-  **CONTEMPORARY FITTED KITCHEN/ DINING ROOM**
-  **100FT PRIVATE REAR GARDEN**
-  **DESIRABLE SOUGHT AFTER AREA**
-  **27FT KITCHEN/ DINING ROOM**
-  **OFF ROAD PARKING FOR 3 CARS**
-  **BEDROOM 4/ STUDY OR POSSIBLE ANNEXE**
-  **THREE BATHROOMS**
-  **CUL-DE-SAC LOCATION**

					
<b>x4</b>	<b>x1</b>	<b>x3</b>	<b>x3</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>

### Interior

The entrance has a storm porch with main front door leading through to the hallway, a door leads through to Bedroom 4, which could be used as an annex or study. There is a door that leads into a Jack and Jill downstairs contemporary shower room also accessible from the hallway. Bedroom 3 has a bay window to front aspect with laminate flooring, while the sitting room offers a clean crisp finish also with laminate flooring opening onto the kitchen/ dining room. This area is large enough to house a generous sized dining room table and chairs and effortlessly join the most lavish contemporary kitchen with high gloss units, integrated appliances, breakfast bar and access to the garden via either a door from the kitchen area or sliding doors from the dining area.

From the hallway, stairs lead up to a first-floor landing giving access to Bedroom 1 with fitted wardrobes and window to front aspect, Bedroom 2 is rear aspect and benefits from a three-piece shower room with window to side aspect. Finishing the first floor is a contemporary three-piece bathroom suite with a crisp finish and Velux window.

### Exterior

The front garden is mainly block paved creating off road parking for ample vehicles and a small lawned area. The rear garden measure approx. 100ft, comprising of a raised decked area outside the rear of the property providing enough space for a table and chairs for those alfresco evenings, a generous lawn stretching down the garden to an outbuilding measuring some 22FT. This area is currently being used as a games room, but could be easily used as either office space or studio area for arts and crafts.

### Location

Tudor Way is a sought after, and highly regarded tree lined, residential road in North Hillingdon. There are several well-regarded schools in close proximity including St Bernadettes, St Helens private school, Oak Farm and Vyners Senior School along with a number of recreational facilities nearby including Hillingdon Golf and Cricket Club and Court Park. Uxbridge Town centre with its variety of shops, restaurants and bars is located under a mile away while for the commuter the A40/M40 is a short drive away and Hillingdon tube station with its direct links to London is within walking distance.

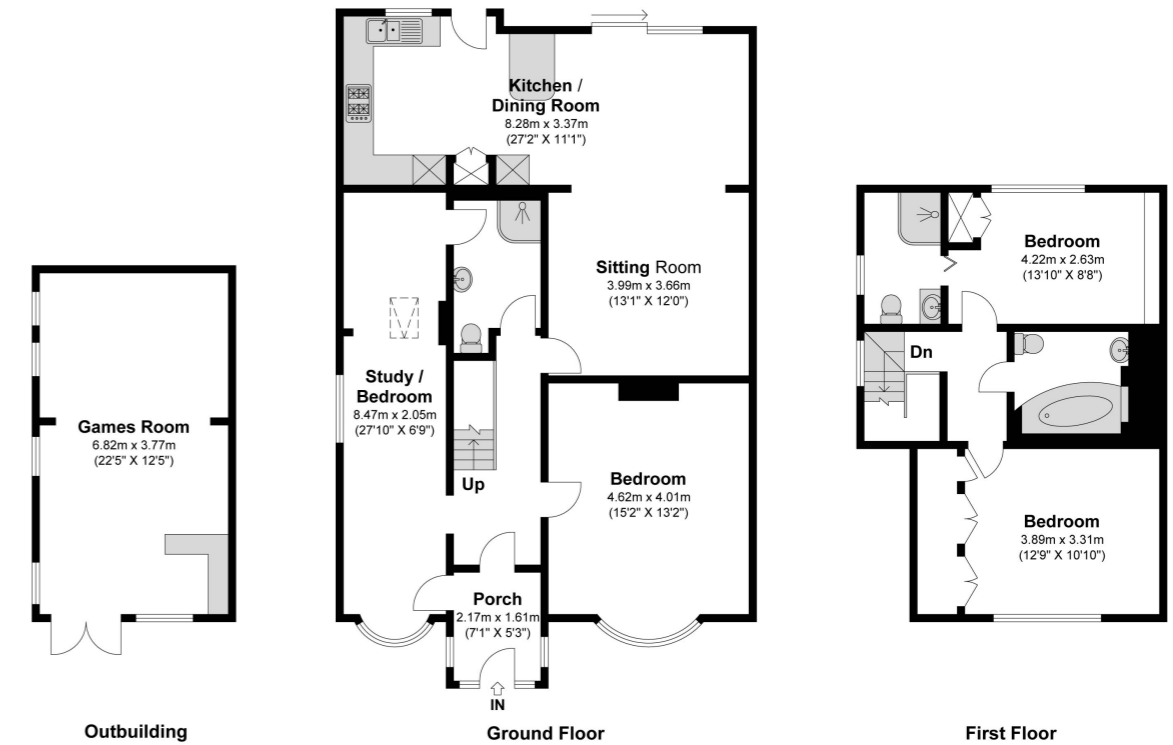
### Council Tax

Band E

## Floor Plan

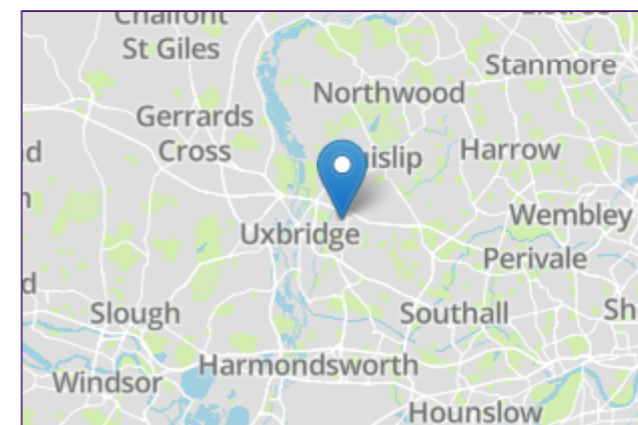


**Tudor Way**  
 Approximate Floor Area  
 1556.89 Square feet 144.64 Square metres (Excluding Outbuilding)  
 Outbuilding Area 276.74 Square feet 25.71 Square metres  
 Total Area 1833.63 Square feet 170.35 Square metres (Including Outbuilding)



Illustrations are for identification purposes only, measurements are approximate, not to scale

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	<b>79</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	