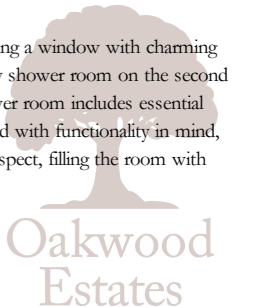


Oakwood Estates is thrilled to introduce this meticulously presented, extended semi-detached family house to the market. Spanning over three floors, this delightful property boasts five bedrooms and offers ample space for a growing family. Situated conveniently close to Hayes and Harlington Station, which benefits from the Crossrail/Elizabeth Line, commuting will be a breeze. The house features two spacious reception rooms, a generous 17ft open plan kitchen/diner, and three modern bathrooms. The landscaped garden offers a tranquil retreat and includes additional amenities such as a utility room and a home gym/office. Furthermore, the property provides parking space for up to Five/Six cars. This remarkable property is an exceptional choice for families, offering a generous size that caters to their needs. Its ideal location provides easy access to bus routes connecting to Hayes and Uxbridge, as well as Pinkwell and Harlington schools. Additionally, the convenience of the nearby new ASDA superstore adds to the appeal of this property as an excellent family purchase.

Upon entering the property, you will be greeted by a spacious porchway that leads into the entrance hallway. The hallway features Oak hardwood flooring that extends into the kitchen and dining area, creating a seamless flow throughout. To the right-hand side, you will find the inviting living room, which boasts a large bay window adorned with elegant French shutters. The living room also showcases a charming feature fireplace and comfortable carpeted flooring. Moving into the kitchen, you'll notice a window that overlooks the side aspect, allowing natural light to fill the space. The kitchen is equipped with a combination of wall-mounted and base shaker kitchen units, providing ample storage options. It features a range oven with a gas hob, a convenient twin sink with a pull-out tap, and a stylish kitchen island complete with a breakfast bar. The kitchen is further enhanced by beautiful granite worktops. Adjacent to the kitchen is the dining/family room, which offers a delightful view of the garden through its French doors and an additional window. This versatile space also includes fitted storage and provides access to the downstairs shower room. The shower room is fully tiled and features modern amenities such as a low-level WC, a hand wash basin, and a shower cubicle.

The first floor of the property comprises three bedrooms and a well-appointed family bathroom. The main bedroom stands out for its generous size, offering ample space for a king-size bed. It also features plenty of fitted storage and a large bay window with elegant French shutters, providing a pleasant view of the front aspect. Adjacent to the main bedroom is a cosy yet functional bedroom, complete with a bay window overlooking the front aspect, fitted storage, and space for a single bed. The second bedroom on this floor is equally impressive, boasting an excellent size that easily accommodates a king-size bed. It also offers abundant fitted storage and a large bay window with lovely French shutters, providing a tranquil view of the rear aspect. Completing the first floor is the family bathroom, meticulously tiled for a stylish look. This well-designed space features twin windows overlooking the side aspect, allowing natural light to illuminate the room. The bathroom is equipped with modern amenities, including a low-level WC, a hand wash basin, a bath with a convenient shower attachment, and a heated towel rail for added comfort.

The second floor of the property comprises two bedrooms and a convenient family shower room. The first bedroom on this floor offers a good size, featuring a window with charming French shutters that overlooks the front aspect. It provides ample space for a double bed and includes fitted storage to keep belongings organized. The family shower room on the second floor is tastefully tiled and thoughtfully designed. It features a window that overlooks the rear aspect, allowing natural light to brighten the space. The shower room includes essential amenities such as a low-level WC, a hand wash basin, a shower cubicle, and a heated towel rail for added comfort. The last bedroom on this floor is designed with functionality in mind, offering space for a double bed. It also features fitted storage to optimize the use of space and a Velux window that provides a pleasant view of the side aspect, filling the room with natural light.



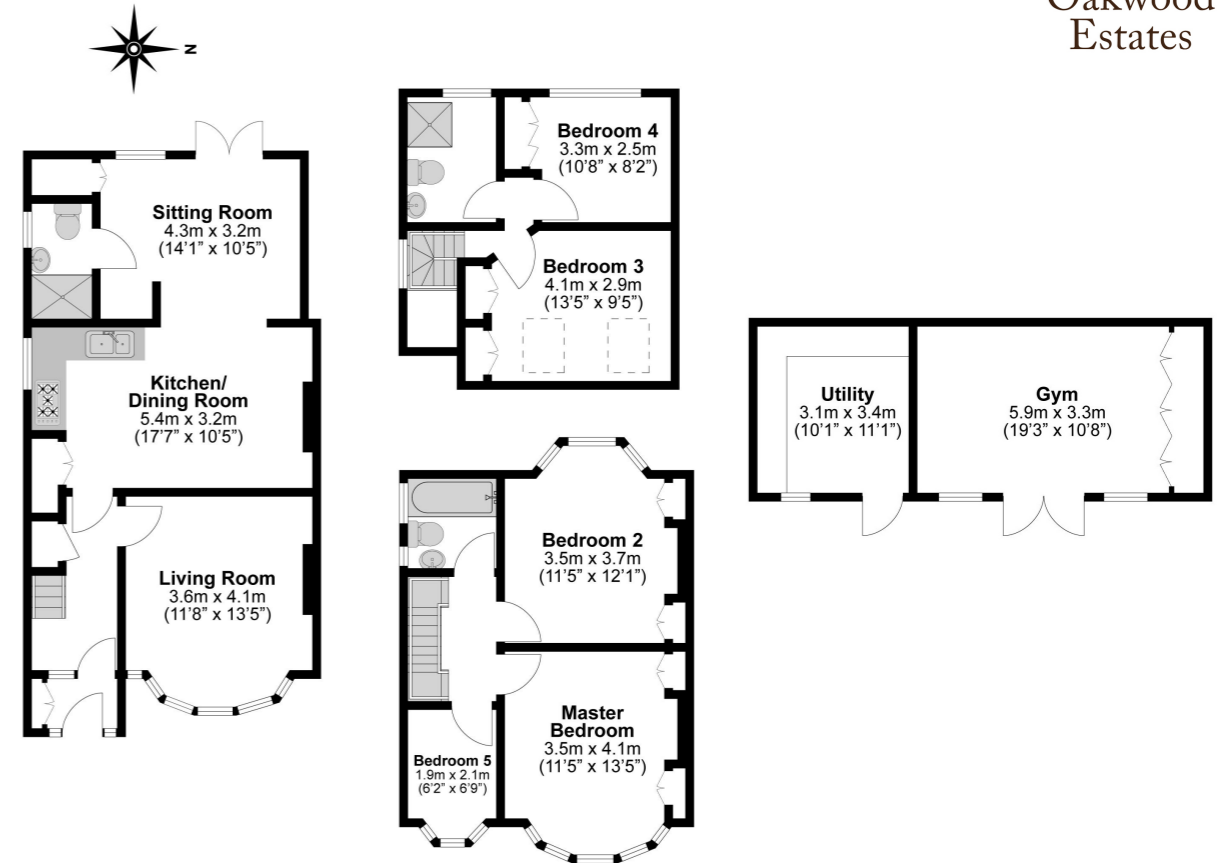
Property Information

-  FREEHOLD
-  EXTENDED FIVE BEDROOM SEMI-DETACHED HOUSE
-  QUIET CUL-DE-SAC LOCATION
-  17FT OPEN PLAN KITCHEN/DINER
-  OUTBUILDING / HOME OFFICE
-  COUNCIL TAX BAND D (£1,658 P/YR)
-  SET OVER 3 FLOORS
-  SHORT WALK TO HAYES & HARLINGTON STATION (CROSS RAIL)
-  3 BATHROOMS
-  PARKING FOR 5/6 CARS

					
x5	x2	x3	x6	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

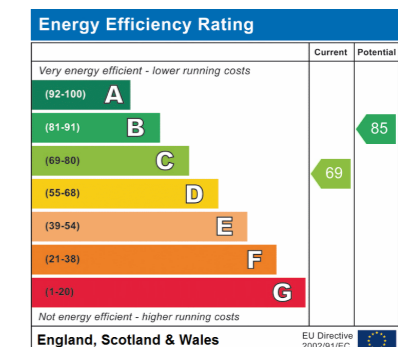
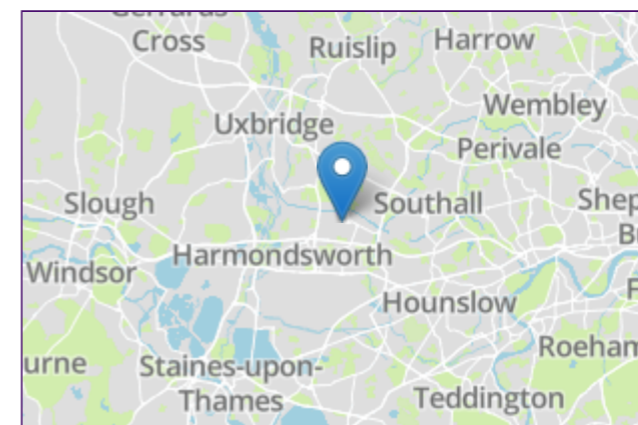
Floor Plan

Total Approximate Floor Area
1421 Square feet
132 Square metres



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.



ADDITIONAL INFORMATION

Front Of House

A gravelled driveway provides convenient access to the rear garden, creating a pathway that leads to the front door. Additionally, this spacious driveway offers ample parking space for up to four cars at the front of the property.

Rear Garden

The rear garden features a predominantly paved patio area, providing a low-maintenance outdoor space. In addition, there is an astroturfed lawn area, offering a lush and easy-to-care-for section. The garden is enhanced by double gates leading to the property's front, ensuring convenient access. A raised bed adds a touch of natural beauty with mature planting, creating an appealing visual feature. At the end of the garden, there is an outbuilding, providing additional storage space and further enhancing the functionality of the outdoor area.

The Outbuilding

The outbuilding consists of two distinct rooms. On the right-hand side, you will find a spacious room currently utilized as a gymnasium and office space (with cat 6 network). However, with ample fitted storage, it can easily be repurposed as a bedroom or a home office to suit your specific needs.

On the left-hand side of the outbuilding, there is a utility room offering convenient functionality. Although currently configured as a utility space, it holds the potential for conversion into a kitchen or bathroom, providing flexibility for future customization and utilization.

Tenure

Freehold

Council Tax

D (£1,658 p/yr)

Plot/Land Area

0.08 Acres (341.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Transport Links

Nearest stations

Hayes & Harlington (0.6 mi)

West Drayton (1.7 mi)

London Heathrow Airport Terminals 1, 2 & 3 (2.3 mi)

Schools

PRIMARY

Pinkwell Primary School - 0.4 miles away State school

Botwell House Catholic Primary School - 0.6 miles away

Lake Farm Park Academy - 0.6 miles away

Tarbiyyah Primary School - 0.7 miles away

Cranford Park Academy - 0.8 miles away

SECONDARY

The Global Academy - 0.3 miles away

Harlington School - 0.4 miles away

Parkside Studio College - 1.2 miles away

Rosedale College - 1.2 miles away

Guru Nanak Sikh Academy - 1.6 miles away