



Fresh interiors and an exceptional sense of light, space and privacy provide easy living in this stylish three-bedroom family home. Located in this quiet cul-de-sac, in a sought-after family friendly neighbourhood minutes from schools, parks, transport and shops.

Boasting a downstairs cloakroom, and spacious open plan living area combined with a modern fitted kitchen. Benefits include modern family bathroom suite, further modern shower room en-suite the main bedroom, recently refurbished throughout, one allocated parking space and chain free.

Located in a quiet cul-de-sac location this residential area provides open parklands via Hayes end recreation ground and Stockley park, with Harlington Road offering easy access to local shops, schools including Wood End Academy, Rosedale & Hillingdon Primary schools and bus routes linking the M4/M40 and Heathrow airport. Uxbridge town centre is a short drive away with its multitude of shops, bars restaurants and metropolitan/ Piccadilly line train station.

# Property Information

- THREE BEDROOM TERRACED HOUSE
- DOWNSTAIRS CLOAKROOM
- RECENTLY REFURBISHED EN-SUITE SHOWER ROOM
- MODERN FITTED KITCHEN
- CUL-DE-SAC LOCATION

- ONE ALLOCATED PARKING SPACE
- FULLY MODERNISED THROUGHOUT
- OPEN PLAN KITCHEN/ LIVING AREA
- PRIVATE REAR GARDEN
- LOFT ROOM WITH POTENTIAL

x3	x1	x3	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Interior

The main front door leads into the hallway providing access to a downstairs cloakroom, and opening into the downstairs living area, with a breakfast bar separating the kitchen, which is modern with fitted appliances and has window to front aspect. A door leads out to the rear garden, while stairs lead up to the first-floor landing, which has access to a good-sized usable loft space. The main bedroom is front aspect with fitted wardrobes and door to an en-suite shower room (recently refurbished giving a stylish and clean-cut finish). The second bedroom with also has fitted wardrobes and rear aspect window overlooking the rear garden, while completing the floor is the third remaining bedroom also overlooking the rear garden. There is also potential for the loft which has already been decorated as a bedroom but is accessible via a ladder.

## Exterior

To the front there is a block paved parking space and timber-built storage shed used to store bicycles, the rear garden has an awning and paved patio area and extends approx. 50ft.

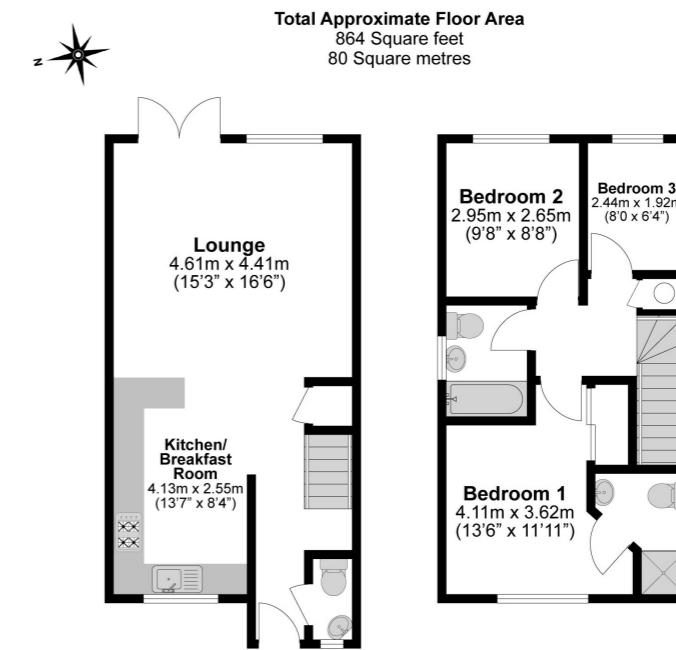
## Tenure

Freehold

## Service Charge

£280 per year. This is for the general maintenance and also contingency funds for any future works that may need doing.

## Floor Plan



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

## Location

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## Schools

Wood End Park Academy - 0.2 miles  
Rosedale Primary School - 0.5 miles  
Hillingdon Primary School - 0.8 miles

## Train Stations

West Drayton Station 1.3 miles  
Hayes & Harlington Station 1.5 miles  
Uxbridge Station 2.4 miles

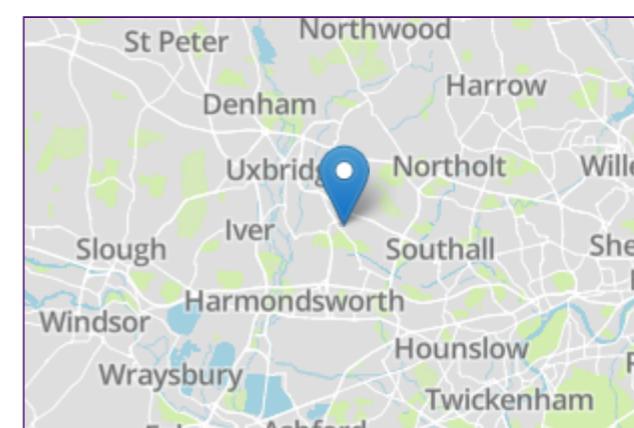
## Council Tax Band

E (£2,151 p/yr)

## Council Tax

Band E

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 Govview.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+)	A	90
(81-91)	B	77
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		