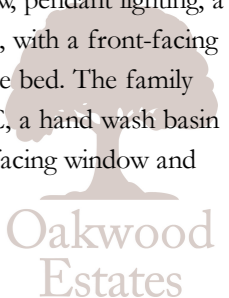










Oakwood Estates takes great pride in introducing to the market this charming semi-detached property, featuring three bedrooms and two reception rooms. Nestled at the cul-de-sac's tranquil end, this residence offers serenity and convenience, being only a brief, level stroll away from the local shop and Harmondsworth Primary School. Boasting parking for two to three vehicles, a garage, and an low maintenance, fully enclosed rear garden facing south, this property guarantees both comfort and ease of maintenance.

Upon entering the property through the entrance porchway, you are greeted by a door and window that lead into the open-plan Dining/Sitting Room. This inviting space offers a front-facing window, pendant lighting, ample room for a spacious L-shaped sofa, and a set of stairs ascending to the first floor. Sliding patio doors enhance the room's connection with the outdoors, while the dining area provides space for a table and chairs. The flooring is carpeted for comfort. The kitchen, adorned with spotlighting, presents a rear garden-facing window, an additional side-facing window, and a combination of wall-mounted and base kitchen units. Its features include an integrated oven and grill, an electric hob with an extractor fan above, abundant worktop space, a tiled splashback, provisions for a washing machine and a fridge/freezer, a well as tiled flooring.

Moving to the first floor, the layout encompasses three bedrooms, a family bathroom, and a separate WC. The primary bedroom features a generously sized front-facing window, a pendant fan light, built-in wardrobes, ample space for a king-size bed and bedside tables, all laid out on wooden flooring. Bedroom two enjoys a spacious rear garden view through a large window, pendant lighting, a built-in wardrobe, and room for a king-size bed and bedside tables, all set on wooden flooring. Bedroom three, with a front-facing window, pendant lighting, a built-in wardrobe, and wooden flooring, provides a comfortable area for a double bed. The family bathroom boasts a frosted rear-facing window and comprises a bath with a shower attachment, a low-level WC, a hand wash basin with a mixer tap and a vanity unit beneath, and a heated towel rail. Lastly, the fully tiled WC features a side-facing window and encompasses a low-level WC and a hand wash basin with a vanity unit beneath.



## Property Information

-  **FREEHOLD**
-  **CUL-DE-SAC LOCATION**
-  **OPENPLAN LIVING/DINING ROOM**
-  **DRIVEWAY PARKING FOR 2/3 CARS**
-  **CLOSE TO AMENITIES/SCHOOLS**
-  **COUNCIL TAX BAND E (£2,151 P/YR)**
-  **THREE BEDROOMS**
-  **GARAGE**
-  **SOUTH FACING REAR GARDEN**
-  **CLOSE TO HEATHROW AIRPORT & M4/M25 MOTORWAYS**

					
<b>x3</b>	<b>x2</b>	<b>x1</b>	<b>x3</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## Floor Plan



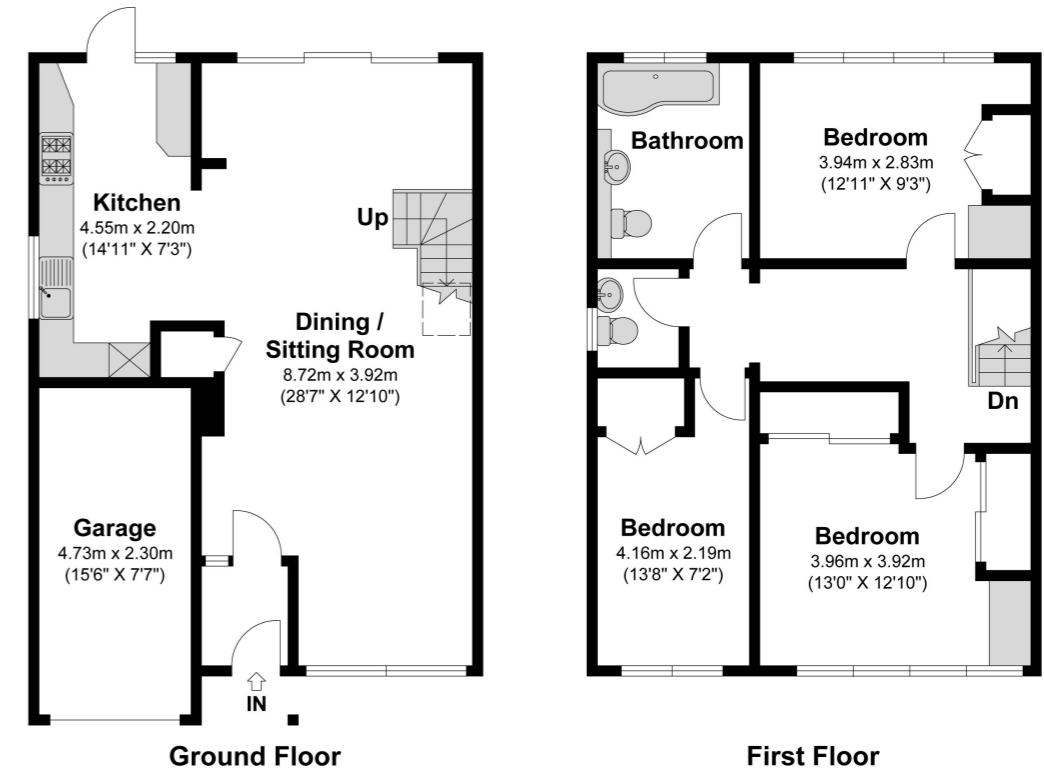
### Summerhouse Lane

Approximate Floor Area

1071.55 Square feet 99.55 Square metres (Excluding Garage)

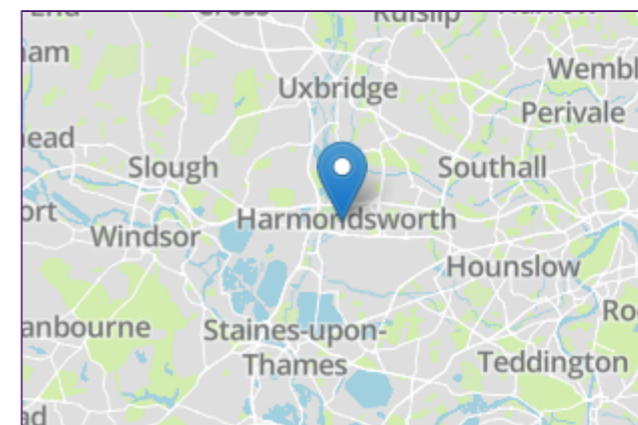
Garage Area 112.05 Square feet 10.41 Square metres

Total Area 1183.60 Square feet 109.96 Square metres (Including Garage)



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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>72</b>	<b>83</b>
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Front Of House

At the property's front, a gravel driveway accommodates parking for two to three cars and grants access to the rear via a side gate.

### Rear Garden

The fully enclosed south-facing rear garden bathes in sunlight all day, offering ample space for garden furniture and a BBQ. The predominant features include decking and a gravel area.

### Tenure

Freehold

### Council Tax Band

E (£2,151 p/yr)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Schools

- Harmondsworth Primary School - 0.03 miles
- Wings School - 0.31 miles
- Wings School Notts - 0.7 miles
- High Peak School - 0.7 miles
- St Martin's Church of England Primary School - 0.77 miles
- Heathrow Primary School - 0.87 miles
- Laurel Lane Primary School - 0.88 miles
- Lady Nafisa Independent Secondary School for Girls - 1.06 miles
- Cherry Lane Primary School - 1.08 miles
- St Catherine Catholic Primary School - 1.16 miles

### Transport Links

London Heathrow Airport - 1.47 miles  
West Drayton Station - 1.62 miles

### Area

West Drayton is a suburban town located in the London Borough of Hillingdon in West London, England. It is located approximately 15 miles west of central London and is situated near the M4 and M25 motorways, providing easy access to the rest of London and the surrounding areas. West Drayton is a vibrant and diverse area, with a range of local shops, restaurants, and amenities. The town centre has undergone significant redevelopment in recent years, with new shops, cafes, and public spaces, making it a popular destination for residents and visitors alike. The town also benefits from excellent transport links, with West Drayton train station providing regular services to London Paddington in just 20 minutes. The town is also located near Heathrow Airport, making it an ideal location for those who frequently travel for work or pleasure. West Drayton is a popular location for families, with several primary and secondary schools in the area. The town also has a range of parks and green spaces, including Yiewsley Recreation Ground and Cranford Country Park, providing plenty of opportunities for outdoor activities and recreation. Overall, West Drayton is a welcoming and diverse community that offers a great quality of life for its residents. With excellent transport links, a range of local amenities, and a rich history, it is an ideal location for those looking to live in a suburban area while still having easy access to the rest of London.