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Heather Lane
Yiewsley, Middlesex, UB7 8AR



£425,000 Freehold

Within easy walking distance of Hillingdon Hospital and bus routes, a delightful terraced house, in superb order throughout, with uninterrupted views to the rear over open fields. The accommodation on the ground floor comprises of entrance hall, sitting room and kitchen/breakfast room. On the first floor there are two double bedrooms and a modern bathroom. Further features include gas central heating (new boiler recently installed), double glazing (recently fitted), a lovely cottage garden to the rear with brick built storage sheds and a front garden. The town centres of Yiewsley and West Drayton (with mainline railway station and Elizabeth Line), Uxbridge town centre, Stockley Business Park, London Heathrow Airport and the motorway network are all within easy motoring distance.

Entrance Hall

Modern UPVC front door with opaque leaded light double glazed glass insets. Stairs leading to first floor and landing. Under stairs cupboard with light. Radiator. Opaque double glazed leaded light window overlooking front aspect.

Living Room

16' 5" x 9' 11" (5.00m x 3.02m)
Double aspect room with double glazed windows overlooking front and rear aspects. Two radiators.

Kitchen/Breakfast room

12' 7" x 10' 0" (3.84m x 3.05m) Well fitted with Shaker style wall and base units. Wooden work surfaces with splash backs. One and a half ceramic bowl Franke sink unit, with mixer tap and drainer. Built in fridge. Plumbed for washing machine. Four ring gas hob with expel air over. Built in oven. Cupboard housing Worcester gas central heating boiler (recently installed). Heated towel rail. Two double glazed windows overlooking rear aspect. UPVC casement door with double glazed glass insets, leading to rear garden.

First Floor

Landing

Airing cupboard with lagged cylinder and slatted shelving. Access to loft with pull down ladder. Double glazed window overlooking front aspect.

Bedroom 1

16' 6" x 10' 3" (5.03m x 3.12m)
Double aspect room with double glazed windows overlooking front and rear aspects. Built in double wardrobe. Radiator.

Bedroom 2

12' 5" x 8' 3" (3.78m x 2.51m) Built in wardrobe. Radiator. Double glazed window overlooking rear aspect.

Bathroom

Modern white suite incorporating bath with mixer tap and wall shower attachment, WC, and circular wash hand basin set into vanity unit with cupboards below. Heated chrome towel rail. Expel air. Double glazed window overlooking front aspect.

Outside

Front Garden

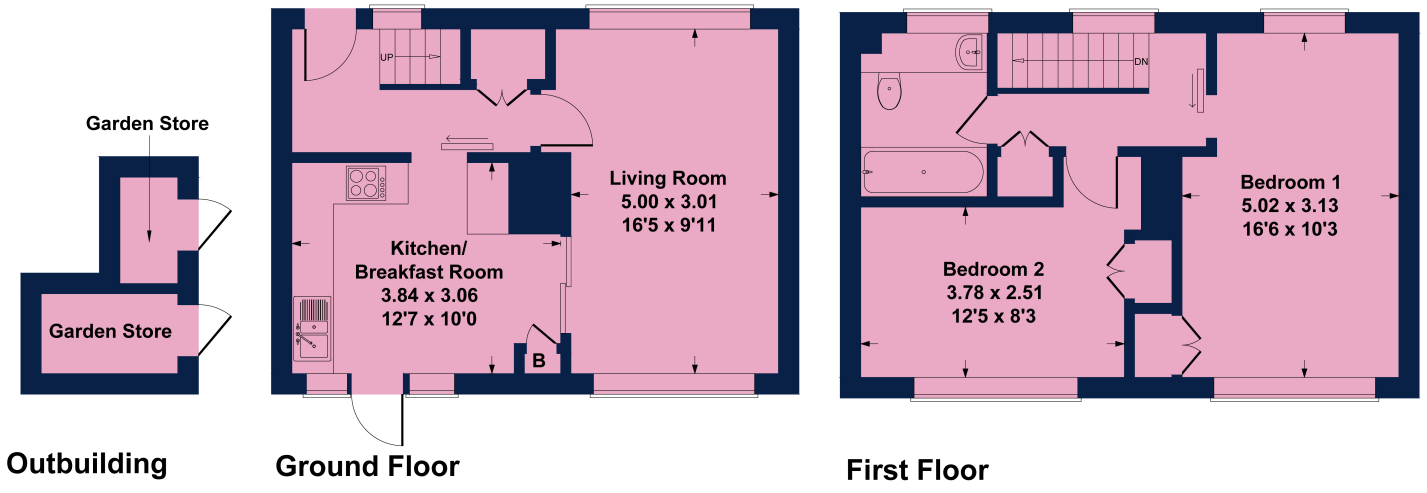
With dwarf brick wall and hedge boundaries. Flower bed borders stocked with wild flowers, shrubs and plants. Storm porch.

Rear Garden

South westerly facing with wooden fence boundaries, with pedestrian wooden gate access to open fields. Patio with covered wooden pagoda. Flower beds. Wide variety of shrubs and plants. Two brick built storage sheds. Outside light point. Outside tap. Shared pedestrian side access.



52 Heather Road
Approximate Gross Internal Area
Ground Floor = 35.3 sq m / 380 sq ft
First Floor = 39.0 sq m / 420 sq ft
Total = 74.3 sq m / 800 sq ft



Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

30 Market Place
 Chalfont St Peter
 Buckinghamshire
 SL9 9DU

5 Park Lane
 Harefield
 Middlesex
 UB9 6BJ

csp@roddersestates.com

harefield@roddersestates.com

For further information or an appointment to view please call: **Harefield 01895 823333 Market Place 01753 880333**