



Oakwood Estates is thrilled to introduce this charming semi-detached property featuring a spacious three-bedroom layout with an open-plan living and dining room. This property is available without any onward chain, offering convenient driveway parking, potential for extension (subject to planning permission), and a generously sized rear garden measuring approximately 50 feet in depth.

We enter the property through the entrance porchway, which boasts a front-facing window and leads into the inner hallway.

The inner hallway is equipped with a staircase ascending to the first floor and an entryway into the spacious open-plan Family/Dining Room. This room offers a generous layout and includes a large front-facing window, pendant lighting, an eye-catching fireplace, ample space for multiple sofas, an open connection to the dining area with room for a dining table and chairs, a rear garden-facing window, access to the kitchen, and carpeted flooring. Moving on to the kitchen, it features a side-facing window, an exit to the rear garden, a combination of wall-mounted and base kitchen units, tiled backsplashes, a sink and drainer with a mixer tap, an integrated oven with a four-ring gas hob and an extractor fan above, room for a fridge freezer, a designated space for a washing machine, and carpeted flooring.

On the first floor, you'll find the three bedrooms and the family bathroom. Bedroom one presents a front-facing window, pendant lighting, enough space for a king-size bed and bedside tables, a wardrobe area, and carpeted flooring. Bedroom two offers a rear-facing window, pendant lighting, ample room for a king-size bed and bedside tables, a wardrobe space, and carpeted flooring. Bedroom three includes a front-facing window, pendant lighting, sufficient space for a double bed and bedside tables, a wardrobe area, and carpeted flooring. The family bathroom is fully tiled and features a rear garden-facing window, a hand wash basin, a low-level WC, and a bathtub.

# Property Information

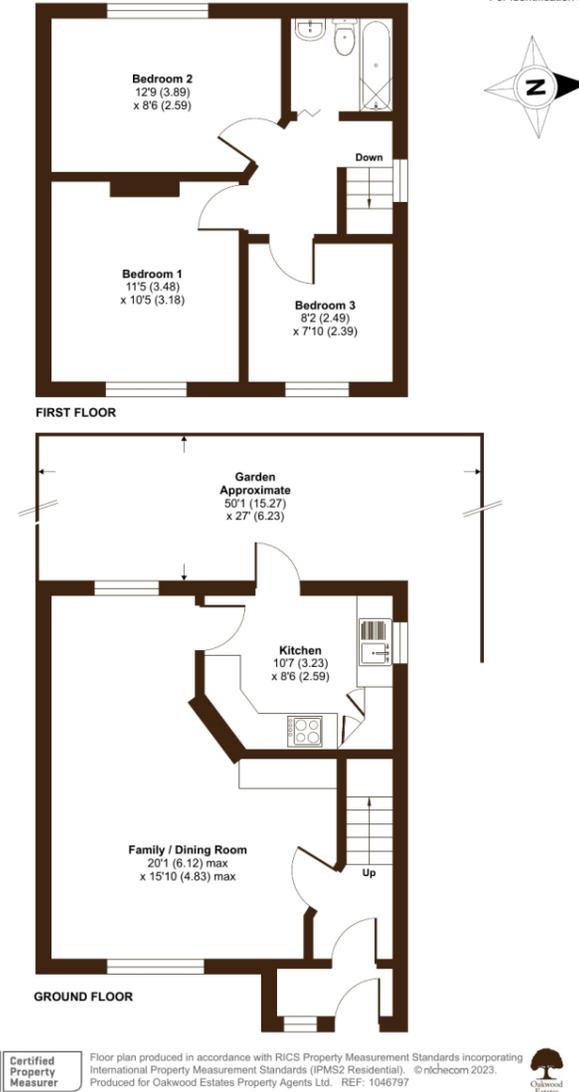
-  FREEHOLD
-  NO CHAIN
-  OPENPLAN LIVING/DINING ROOM
-  CLOSE TO HEATHROW AIRPORT & M4/M25 MOTORWAYS
-  CUL-DE-SAC LOCATION
-  COUNCIL TAX BAND D (£1,760 P/YR)
-  THREE BEDROOMS
-  CLOSE TO LOCAL AMENITIES AND SCHOOLS
-  POTENTIAL TO EXTEND (STPP)
-  IDEAL FIRST TIME PURCHASE

					
x3	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

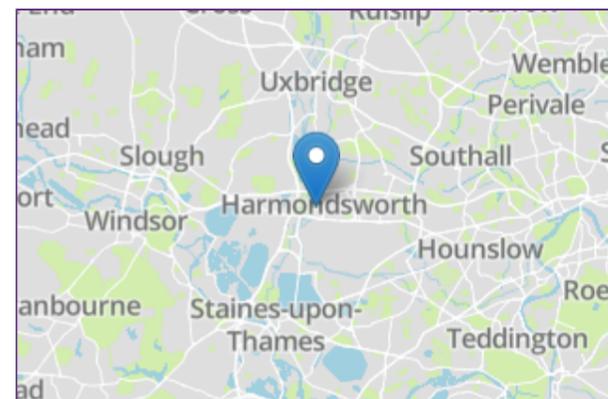
# Floor Plan

## Moorland Road, Harmondsworth, West Drayton, UB7

Approximate Area = 780 sq ft / 72.4 sq m  
For identification only - 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+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Front Of House

At the property's front, there's a two-car driveway that extends to the rear garden, which features a well-maintained lawn and charming flower planters.

### Rear Garden

The backyard is generously sized, featuring a spacious patio area for outdoor dining with a garden table and chairs, a pathway leading to the garden shed, a well-kept lawn, a hedge at the rear, a brick wall on the right-hand side, and a wire fence on the left.

### Tenure

Freehold

### Council Tax Band

Council tax band D (£1,760 p/yr)

### Plot/Land Area

0.06 Acres (242.00 Sq.M.)

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Transport

London Heathrow Airport - 1.55 miles  
West Drayton Station - 1.63 miles

### Schools

Harmondsworth Primary School - 0.12 miles  
Wings School - 0.38 miles  
Wings School Notts - 0.78 miles  
High Peak School - 0.78 miles  
St Martin's Church of England Primary School - 0.8 miles  
Laurel Lane Primary School - 0.9 miles  
Heathrow Primary School - 0.96 miles  
Cherry Lane Primary School - 1.14 miles  
St Catherine Catholic Primary School - 1.15 miles  
Lady Nafisa Independent Secondary School for Girls - 1.15 miles