

# Summerhouse Lane

West Drayton • Middlesex • UB7 0AW

Guide Price: £485,950



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est 1986

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A three bedroom semi detached home found in a quiet cul-de-sac location and offered to the market with the added advantage of having no further chain. The accommodation on offer consists of porch, entrance hallway, a 14ft living room that opens onto the 11ft dining room that in turn provides access to the conservatory. There is also a 18ft x 17ft kitchen/breakfast room with downstairs cloakroom W.C and access to 18ft garage. Upstairs are the three well proportioned bedrooms and shower room with separate W.C.

No chain

Semi-detached residence

Three bedrooms

1334 sq.ft

Two reception rooms

Conservatory

Garage

Driveway

Potential to extend STPP.

Cul-De-Sac location

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Property**

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### **Outside**

The front garden has a block paved driveway that provides off street parking for one car and leads up to the garage, there are also some trees and shrubs with side access to the rear garden. The rear garden is mostly laid to lawn with some shrub and tree borders, there is also a patio area closest to the house.

### **Location**

Summerhouse Lane is a quiet and peaceful cul-de-sac found within the picturesque and historic village of Harmondsworth with its local shops, primary school and public Houses. The property is well situated being found approximately 1 and a half miles from West Drayton with its range of independent shops and good public transport links via bus and the train station (Elizabeth Line). Heathrow Airport, Stockley Business Park and the M4 can all be found within easy reach.



### Schools:

Harmondsworth Primary School 0.1 miles  
Wings School 0.4 miles  
St Martin's Church of England Primary School 0.8 miles



### Train:

Heathrow Terminal 5 1.2 miles  
Heathrow Express Terminals 1, 2 & 3 1.6 miles  
West Drayton 1.6 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

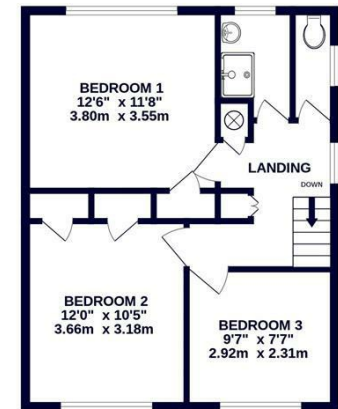
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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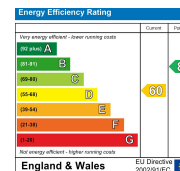


01895 459 950

1 Tavistock Road, West Drayton,  
Middlesex, UB7 7QT

westdrayton@coopersresidential.co.uk

CoopersResidential.co.uk



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