

'Fernbank'

High Street
Harmondsworth
Middlesex
UB7 0AH

RWHITLEY
Est. 1938 & CO

Guide Price £475,000



- Semi-Detached House
- Requires Modernisation & Refurbishment
- Approximately 1330 sq ft
- Basic Fitted Kitchen
- Two Reception Rooms
- First Floor Bathroom
- Three Double Bedrooms
- Large Rear Garden
- Village Location
- No Upper Chain

Positioned in the heart of the village within a short walk to amenities. A deceptively spacious three double bedroom semi-detached house which requires modernisation and refurbishment and is offered to market with no onward chain complications.

Rich Whitley, Managing Partner, says "Fernbank is a tremendous opportunity for somebody to create a really special home. The first time I visited the house I was immediately taken by the sprawling floor plan, wonderfully proportioned rooms and character. When the property was being prepared to go to market carpets were removed in the house which revealed floorboards which could be stripped and

refurbished to further add to the character and appeal".

"The flow of the house sets it apart from others on the market. From the large and impressive entrance hall to the 16'1 by 12'3 living room and the 14' by 13'5 dining room. The bedrooms are all spacious doubles so nobody will get the short straw when it comes to deciding on who gets which room. The rear garden can soon be transformed back to its former glory. We can't wait to find a buyer who will lovingly restore the property and bring it back to life".

OUTSIDE

Rear: The family sized rear garden requires extensive landscaping.

LOCATION

The property is located on the village High Street and is within walking distance of local shops, bus routes, school and other amenities. The motorway network, mainline railway station at West Drayton, Stockley Business Park and London Heathrow Airport are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler serves the radiator system. Electric immersion heater in hot water cylinder provides the domestic hot water.

WINDOWS

Part double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is F.

SERVICES

Mains gas, electricity, water and drainage.


TENURE

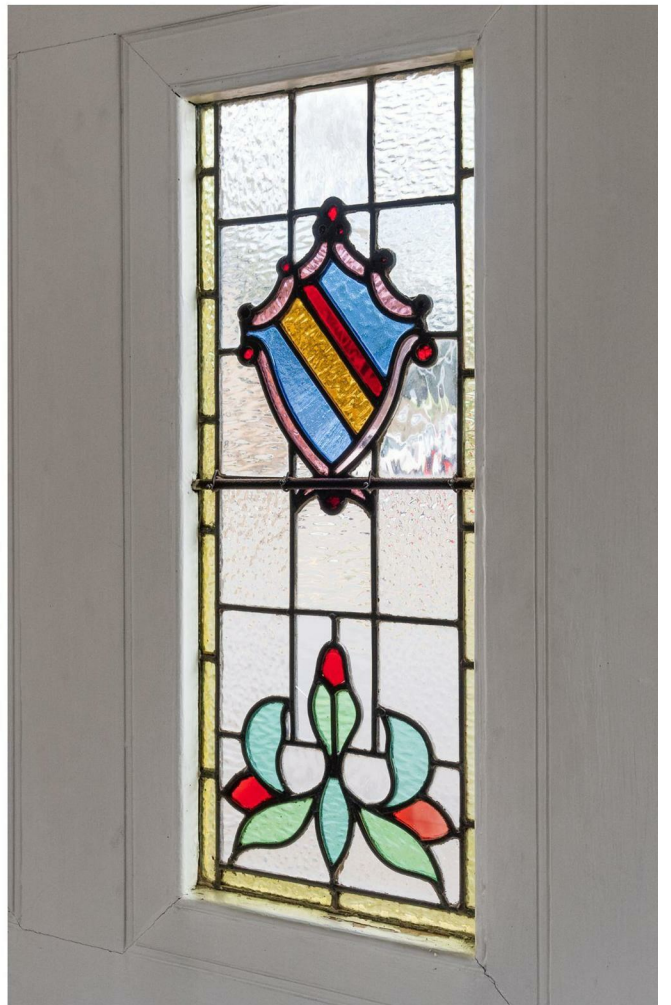
Freehold.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

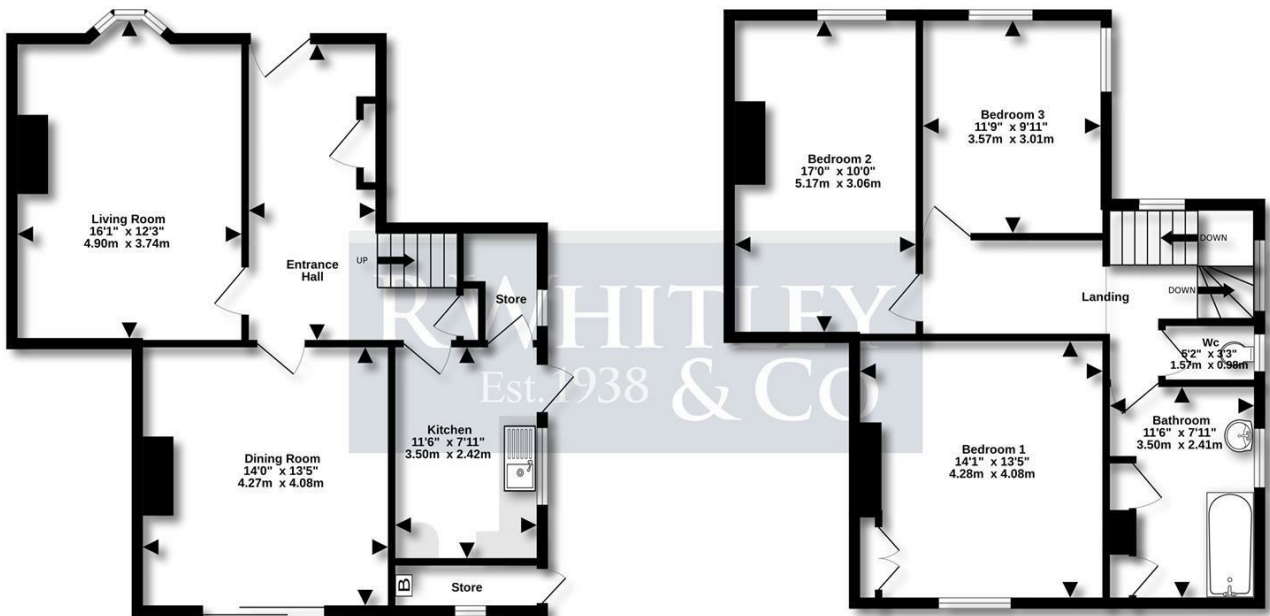






GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.

FIRST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.6 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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