

36

Summerhouse Lane
Harmondsworth
Middlesex
UB7 0BG

RWHITLEY
Est. 1938 & CO

Guide Price £399,999



- No Onward Chain
- 3 Bedroom Mid-Terrace House
- Spacious Open Plan Living Room/Dining Room
- Kitchen
- Bathroom
- Garden
- Generous Driveway
- Garage

DESCRIPTION

A three bedroom mid-terraced house requiring refurbishment and modernisation and sold with no onward chain. The generous accommodation comprises an entrance hallway with WC off, leading to the very spacious open plan dual aspect living/dining room with French doors out onto the rear garden, and a galley style kitchen. Stairs from the living/dining room lead to the first floor landing providing access to three bedrooms (two of which are double) and a family bathroom.

OUTSIDE

Front: Block paved driveway. Flower bed with established shrubs. The property also has a garage located in a separate block.
Rear: Patio. Concrete pathway to rear of

garden. Balance laid to lawn. Planting border with established shrubs.

LOCATION

The property is located within the charming village of Harmondsworth and 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

Electric night storage heaters to living/dining room, landing, bedroom 1 & bedroom 2. Electric immersion heater in hot water cylinder.

WINDOWS

Double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is E.

SERVICES

Mains 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		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

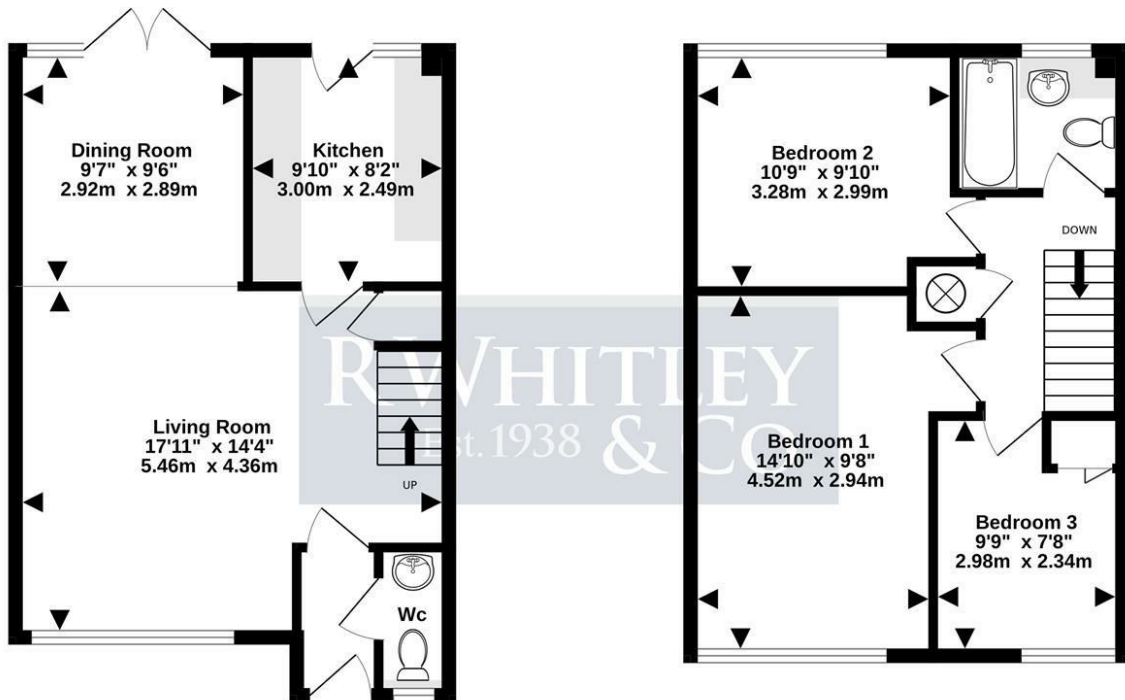






GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

FIRST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.4 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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