

5

Evelyns Close
Hillingdon
Middlesex
UB8 3LR

RWHITLEY
Est. 1938 & CO

Guide Price £535,000



- End Of Terraced House
- Three Bedrooms
- Double Glazing
- Gas Central Heating
- Wood Burning Stove To Living Room
- Shaker Style Fitted Kitchen
- Luxury First Floor Bathroom
- Home Office
- Utility Room

DESCRIPTION

Showcasing superb attention to detail this generous three bedroom end of terraced house provides the perfect family home and has been tastefully upgraded and improved in the last 5 years to include a newly fitted kitchen and family bathroom. Situated in a sought after cul-de-sac the house offers just under a thousand sq ft of well planned accommodation well worthy of your early inspection. To the ground floor there is an inviting entrance hall with oak flooring which flows to much of the house, front aspect living room with log burner, kitchen fitted with shaker style range of wall and floor cupboard units with oak worksurfaces and an opening to a dining room with french doors to the rear garden, utility room, cloakroom/WC and a

home office. Stairs from the entrance hall lead to the first floor where you will find a large principal bedroom with fitted wardrobes and drawers, second bedroom also with fitted wardrobes, third good sized bedroom and a luxury bathroom.

OUTSIDE

Front: A dropped kerb provides vehicular access to a block paved surface providing ample parking. Attractive and established planting.

Rear: Decking which is perfect as a seating area in the summer months. Block paved pathway leading to the rear of the garden with lawn and well stocked borders. Useful timber shed with power and lighting.

LOCATION

Bus routes and a local secondary school are within walking distance. Hillingdon Hospital, the town centre of Yiewsley and West Drayton (with mainline railway station which benefits from Crossrail), Uxbridge town centre, The Stockley Business Park, London Heathrow Airport and the motorway network are all within easy motoring distance.

HEATING & HOT WATER

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

WINDOWS

UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

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		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



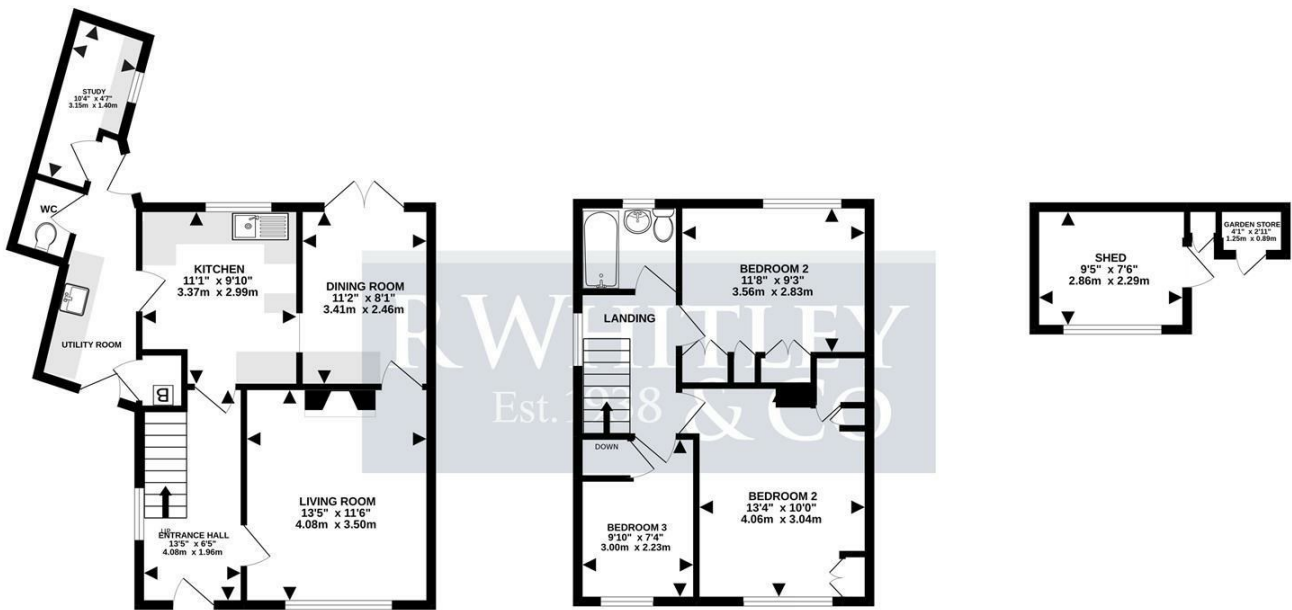




GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.

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

GARDEN SHED/STORE
86 sq.ft. (8.0 sq.m.) approx.



TOTAL AREA EXCLUDES GARDEN SHED/STORE

TOTAL FLOOR AREA: 990sq.ft. (92.0 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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