



Summerhouse Lane, Harmondsworth, West Drayton,

- Three bedroom character feature house
- Flexibility with reception zones
- Boasting almost 1,200 sq ft of accommodation
- Front lawn garden
- Sun soaked rear garden
- Opportunity for refurbishment and property extension STPP
- Exceptional transportation links
- Ample of street parking

Asking Price £485,000

Description

Immersed in uninterrupted tranquility, an opportunity to acquire this extensive premises with an excess of 1,100 sq ft, ample off street parking and secluded rear garden.

Accommodation

Providing accommodation that briefly comprises of, entrance lobby, separate study room with built in storage facility, large open plan living room, separate diner/kitchen fitted with an extensive range of wall and floor cupboard units, downstairs bedroom with built in storage facility, separate shower room with W.C.

First floor: two double bedrooms and family bathroom suite.

Outside

Front: off street parking for 2-3 cars and front lawn garden.

Rear: large lawn garden with range of trees and shrubs.

Situation

Harmondsworth's position on the western edge of the Capital means that it is superbly placed to access Central London with ease. With frequent services to London Paddington in less than 25 minutes from the West Drayton Mainline Train Station with the Elizabeth Line upgrade, which will bring West Drayton to within a 40 minute train journey to Canary Wharf and will give regular access to the center of London. The property also has convenient vehicular access to the M25 and M4 motorways. The property is within walking distance to local shops, great schools, local bus routes and a short bus ride to West Drayton Town Centre.

Terms and notification of sale

Tenure: Freehold

Local authority: London Borough of Hillingdon

Council Tax Band: E

Current EPC Rating: E

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



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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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IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts