

## Rushdene Crescent Northolt UB5 6NH



**£535,000 Freehold**

No upper chain, three bed semi-detached house with great potential to extend, entrance hall, cloakroom, two reception rooms, separate kitchen, good sized bedrooms, modern fitted shower room/wc, central heating, Upvc double glazing throughout, very good sized 77'11 x 28'2 rear garden, garage own drive, off street parking, possibility for a double side extension stpp, requires some redecoration & updating, early viewing recommended on this sure to be popular property, St Raphael's & Down Manor Schools are located within 150 yards off the property.

### LOCATION

With approximate distances:- Rushdene Crescent is located off Down Way which is off Rayners Crescent & in turn Kingshill Avenue. Local bus services provide access to the surrounding areas including Hayes Town with its Hayes & Harlington's mainline station. Its highly popular Elizabeth Line has quoted journey times of:- Heathrow terminals 1, 2 & 3, 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. Local shopping facilities are 350 yards away. Whilst popular shopping parades with their restaurants, cafes & takeaways on Kingshill Avenue & Yeading Lane are just under a mile from the property. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is approximately 1.7 miles from the property. As is the Lombardy Retail Park with its Sainsbury's super store and a selection of High Street Brand shopping outlets. The A312 Hayes Bypass at the White Hart roundabout providing access to the A40, M25 & the West, Heathrow & the M4 is approximately 0.8 miles away. St Raphael's & Down Manor Schools are located within 150 yards off the property.

Property Reference 7824 Council Tax Band D £1841.00 Per Annum Epc Rating TBC.

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## ENTRANCE

Storm porch under a pitched tiled roof, Upvc double glazed entrance door to:-

## ENTRANCE HALL

Side aspect Upvc double glazed window, coved ceiling, carpeted staircase to first floor with storage space under, carpeted flooring, radiator, doors to cloakroom, lounge & kitchen.

## CLOAKROOM

Low level wc, side aspect Upvc double glazed window.



## FRONT RECEPTION ROOM

Front aspect Upvc double glazed window, fireplace with fitted gas fire (not tested), carpeted flooring, radiator, glazed door to rear reception.



## REAR RECEPTION ROOM

Rear aspect Upvc double glazed window, carpeted flooring, fireplace with fitted gas fire (not tested) radiator, glazed door to front reception room, folding door to kitchen.





## KITCHEN

Fitted kitchen comprising:- Range of white fronted wall & matching base units with laminated worktops over, Inset stainless steel, single bowl, single drainer sink unit, space & plumbing washing machine, space for oven, part timber panelled & part tiled walls, carpeted flooring, wall mounted conventional central heating boiler, side aspect Upvc double glazed window, Upvc double glazed door to garden.



## FIRST FLOOR LANDING

Side aspect Upvc double glazed window, coved ceiling, carpeted flooring, access to loft space, built in airing cupboard housing hot water cylinder, doors to:-



## BEDROOM ONE

Front aspect Upvc double glazed window, built in double storage cupboard, carpeted flooring, radiator.





## BEDROOM TWO

Rear aspect Upvc double glazed window, built in double wardrobe with storage cupboard over, carpeted flooring, radiator



## BEDROOM THREE

Front aspect Upvc double glazed window, carpeted flooring, radiator.



## BATHROOM/WC

Modern fitted white suite comprising:- Fully enclosed corner entry shower cubicle, wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, countertop ceramic wash hand basin with vanity cupboard under, close coupled wc with push button flush, radiator, part tiled walls, vinyl flooring, extractor fan, rear aspect Upvc double glazed window.

## REAR GARDEN

Good sized level rear garden 77'11 x 28'2, mostly laid to lawn, footpath to the bottom of the garden, brick built storage outhouses with corrugated roofing, part chainlink & timber panelled fencing, wrought iron gate to private driveway & the front of the property.





## GARAGE

Precast construction under a pitched corrugated roof, timber double doors, approached via own driveway.



## PARKING

Off street parking on own driveway, wrought iron double access gates, further scope to add additional off street parking by utilising the front garden.

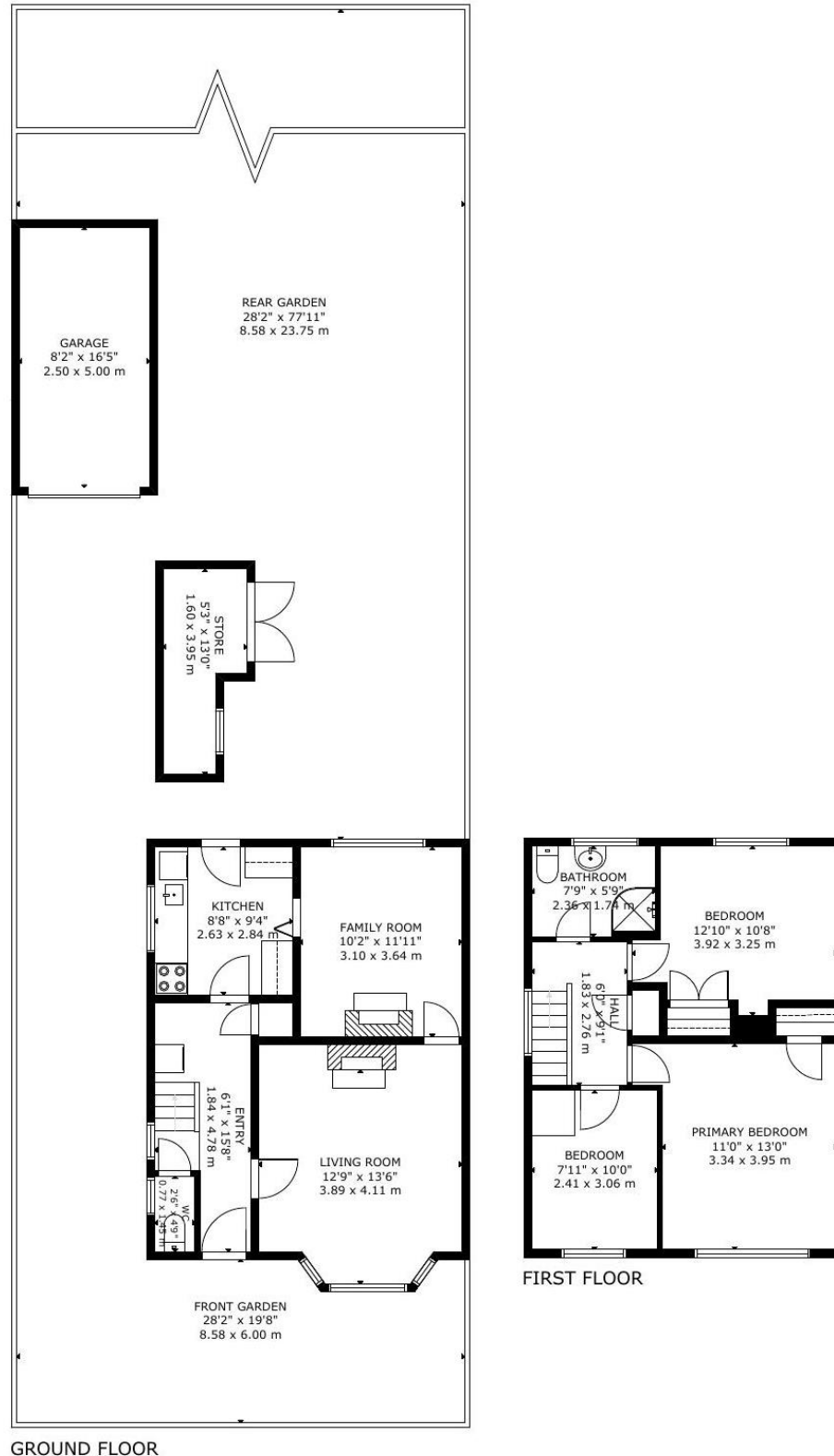
## FRONT GARDEN

Part laid to lawn with shrub & privet hedge borders, part chain link & brickwork boundary walling.



## COUNTRYSIDE

Half a mile from the property is Belmore open space & playing fields with access to the Hillingdon Trail. To the North of Kingshill Avenue is the Yeading Brook Meadows & Nature Reserve. Going further northwards is Gutteridge Woods & Ten Acre Woods areas of traditional countryside character, a haven for birds & wildlife with it's wild meadows, marshland & various pond species. The meadows range from dry to wet with the Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south.



GROUND FLOOR

FIRST FLOOR

### GROSS INTERNAL AREA

TOTAL: 92 m<sup>2</sup>/994 sq ft

GROUND FLOOR: 47 m<sup>2</sup>/506 sq ft, FIRST FLOOR: 45 m<sup>2</sup>/488 sq ft

EXCLUDED AREA: REAR GARDEN: 210 m<sup>2</sup>/2,257 sq ft, GARAGE: 13 m<sup>2</sup>/135 sq ft

STORE: 5 m<sup>2</sup>/55 sq ft, FRONT GARDEN: 50 m<sup>2</sup>/539 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY