



Key Features:

- Three bedroom family home
- Set over three floors
- Garage & off street parking
- Master bedroom with ensuite
- Three bathrooms

A lovely three bedroom, three bathroom terraced family house, offering comfortable living accommodation set over three floors. Tucked away in a quiet residential road within this popular modern development. The entrance hall has the stairs to the first floor and access to a shower room and guest bedroom. To the first floor is the kitchen and a spacious L shaped lounge/dining room. The second floor has two good size bedrooms with the master bedroom boasting an en-suite shower room. A family bathroom completes the second floor.

Outside, there is a good size rear garden, mainly laid to lawn. The neat frontage offers a garage and parking space for one car.



Location:

Patching Way is well situated, being within easy access of local schools and shops. The mainline station at Hayes & Harlington is easily accessed, as are the extensive shopping facilities, including Tesco, just a few minutes away.

Verified Material Information:

London Borough of Hillingdon

Council tax band: E

Council tax annual charge: £2278.09 per annum

Service charge: Approx £280 per annum

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Water supply: Mains water supply

Sewerage: Mains

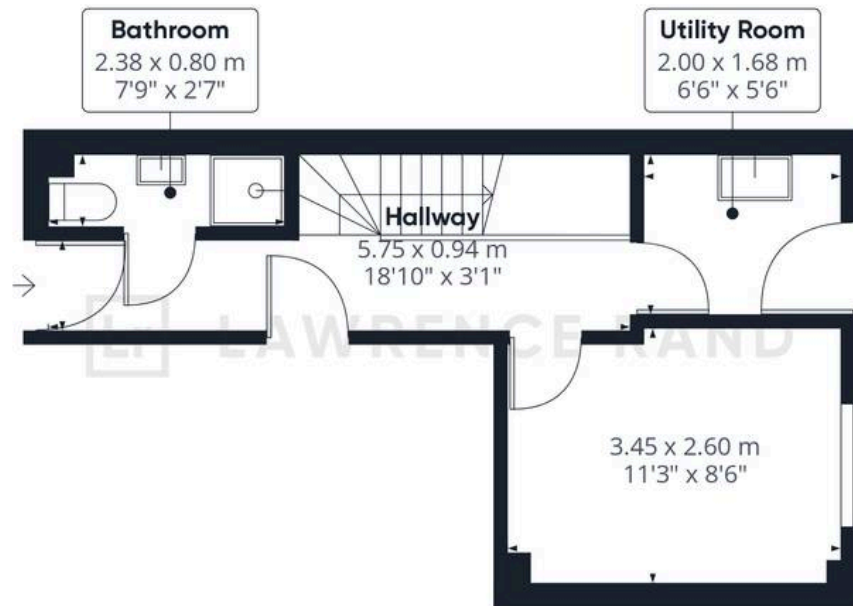
Heating: Central heating

Broadband: FTTP (Fibre to the Premises)

Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Ground Floor



Floor 1



Floor 2



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