



**LAWRENCE RAND**

**Chestnut Avenue, Yiewsley**

Offers in Region of **£650,000**



## Key Features:

- Four/five bedroom semi detached family house
- Large living room
- Family kitchen/diner
- Self contained outbuilding
- Two bathrooms

This four-bedroom, extended detached house offers an abundance of living space for the growing family. Offered to the market in good decorative order throughout, in an ultra-convenient location close to shops and transport links including Westway Cross Retail Park.

The house is entered via a welcoming hallway with doors to all principal rooms. The large through lounge/dining room has a front aspect bay window and plenty of room for both relaxing and dining. The family kitchen has an array of wall and base units, ample work surfaces integral appliances, an integral window overlooking the dining room and a glass door leading to the rear garden. The ground floor benefits from a guest cloakroom.

Upstairs are four comfortable bedrooms and a fresh family bathroom. There is a lovely balcony with views spanning the whole width of the upstairs rear. Outside is a lovely well maintained garden with mature shrubs and flowers framing the patio and lawn area. The rear has the added benefit of an self contained outbuilding, which comprises shower room, living/bedroom area. the frontage provides off street parking for several cars.





**Verified Material Information:**

Council tax band: D, London Borough of Ealing

Council tax annual charge: £1948.34 a year (£162.36 a month)

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: D

Electricity supply: Mains electricity

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent

Additional information:

Parking: Driveway & Garage

**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 Building 2





## Lawrence Rand

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