

# Jollys Lane

Yeading • Middlesex • UB4 9NS

Guide Price: £420,000



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A two bedroom mid terraced house situated on Jollys Lane, a sought after residential development located close to the tranquil setting of Yeading Marina and nature reserve beyond.

This location offers easy access to a variety of amenities including bus links, the M4/A40, Heathrow Airport and a number of local shops and superstores including Tesco's and the Quayside Bistro. The ground floor of the property comprises 14ft lounge, 13ft kitchen and 13ft conservatory. To the first floor you have a 11ft main bedroom with en-suite shower room, 9ft second bedroom with fitted wardrobes and a family bathroom. Outside is the private rear garden and allocated parking.

Two bedroom house

Terraced

No onward chain

In need of modernisation

Close to local amenities

14ft lounge

11ft main bedroom with en-suite

9ft second bedroom with fitted wardrobes

Allocated parking

Private rear garden

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

This two bedroom mid terrace house is located on a quiet residential road in Yeading. The ground floor of the property comprises 14ft lounge, 13ft kitchen and 13ft conservatory. To the first floor you have a 11ft main bedroom with en-suite shower room, 9ft second bedroom with fitted wardrobes and a family bathroom.

### Location

Jollys Lane is a sought after residential road located close to the tranquil setting of Yeading Marina and nature reserve beyond. This location offers easy access to a variety of amenities including bus links, the M4/A40 road links (providing access to London and The Home Counties), Heathrow Airport and a number of local shops and superstores including Tesco's and the Quayside Bistro.

### Outside

The private rear garden is mainly laid to lawn benefiting from rear access via a walkway and allocated parking.





### Schools:

Durdans Park Primary School 0.3 miles  
The Willows 0.3 miles  
Yeading Infant and Nursery School 0.7 miles



### Train:

Southall 1.2 miles  
Northolt 2.0 miles  
Greenford 2.0 miles



### Car:

M4, A40, M25, M40



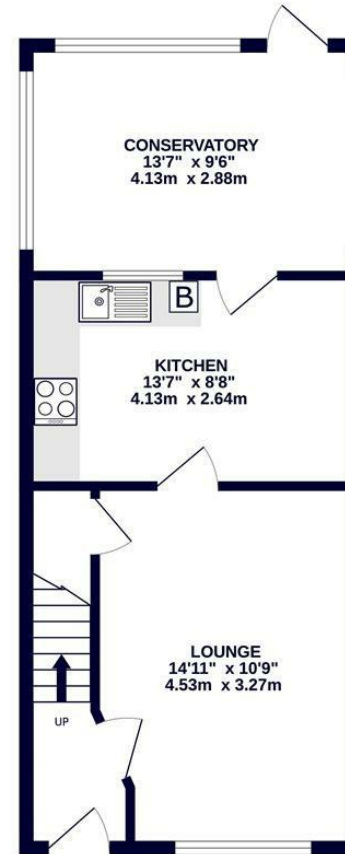
### Council Tax Band:

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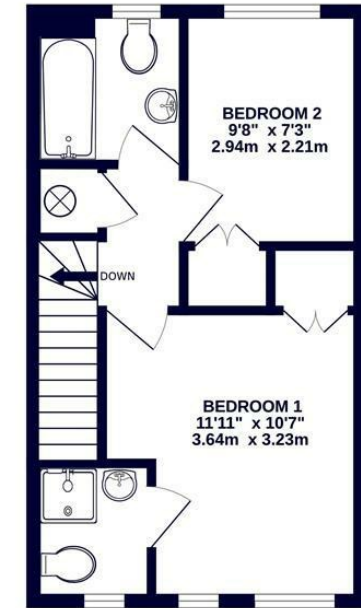
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



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TOTAL FLOOR AREA: 771 sq.ft. (71.6 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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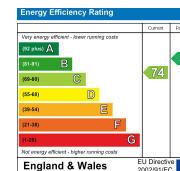
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