

Charville Lane West

Hillingdon • Middlesex • UB10 0BY

Guide Price: £625,000



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Offered to the market is this well-proportioned three-bedroom detached family home situated in a popular residential location just a stone's throw away from highly regarded schools and numerous transport links. The property offers spacious accommodation including a 25FT through lounge along with a conservatory at the rear allowing access to the private rear garden along with a fitted kitchen on the ground floor. Upstairs comprises of three sizable bedrooms along with the family bathroom. Further benefits include an attached garage and ample off street parking. Whilst the property offers a blank canvas for a growing family to create their forever home it is in good condition and has the added luxury of no onward chain.

Detached family home

Three bedrooms

Off street parking

25FT Through lounge

Garage

No onward chain

Private rear garden

Walking distance to numerous amenities

Closeby to highly regarded schools

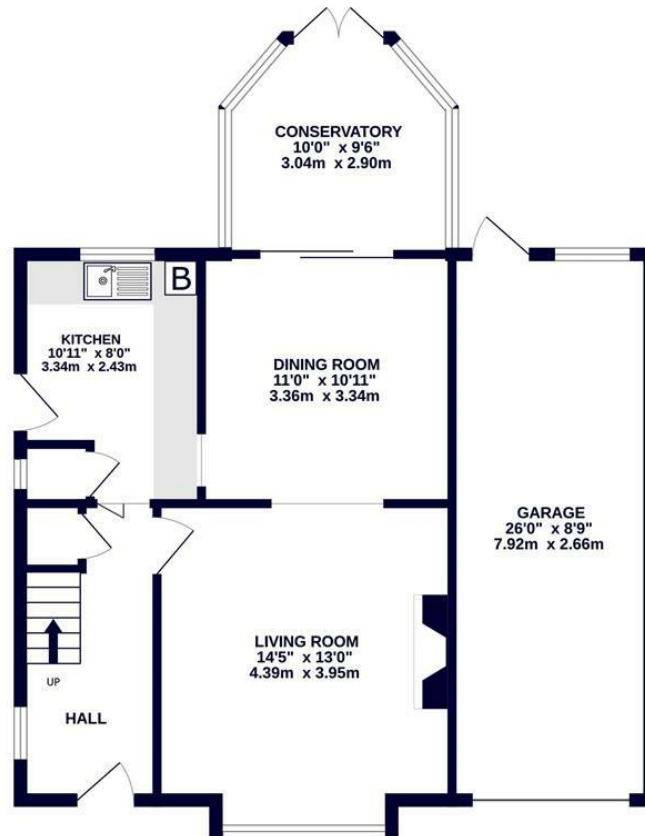
Easy access to transport links

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.

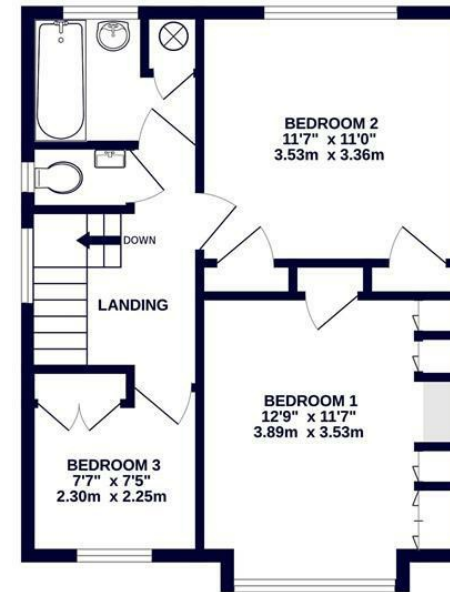




GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1221 sq.ft. (113.5 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EPC Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.