Charville Lane

North Hayes • Middlesex • UB4 8PB

Guide Price: £975,000







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est 1986

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A spectacular four bedroom detached bungalow set on Charville Lane, a residential road which is positioned close to farmland yet located just off the Uxbridge Road offering easy access to a number off amenities including schools, local shops, Yeading Brook Meadows, 10 Acre Wood, Gutteridge Wood (London Wildlife Trust) and Equestrian Centre. The ground floor of the property comprises of a large central entrance hallway with doors leading to the 28ft living room which leads to the spectacular 22ft kitchen/diner with sleek modern units, 18ft master bedroom with en-suite shower room, 12ft second bedroom, 12ft third bedroom, 12ft fourth bedroom. There is a pull down ladder that provides access to a landing and two seperate 15ft loft rooms which have all been decorated and carpeted. Outside there is a generous frontage creating off street parking for a number of cars and a large rear garden.

Four bedroom bungalow

Detached

Modernised throughout

Luxury bath and shower room

18ft living room

Luxury 22ft kitchen/diner

18ft master bedroom with en-suite

12ft second bedroom

Generous rear garden

Large frontage with off street parking for numerous cars

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.













Directions
From leaving our office on Hillingdon Hill proceed left to a main set of traffic lights at the junction of Long Lane and proceed straight over. Proceed through the next set of traffic lights and then take your second left into Pole Hill Road. Follow Pole Hill Road until you reach your sixth turning on your right hand side which is Charville Lane.

Situation
Charville Lane is a residential road which is positioned close to farmland yet located just off the Uxbridge Road offering easy access to a number off amenities including schools, local shops, Yeading Brook Meadows, 10 Acre Wood, Gutteridge Wood (London Wildlife Trust) and Equestrian Centre. The M4/A40/M40 road links to London and the Home Counties and Uxbridge Town Centre with its vast array of shops, restaurants, bars and Metropolitan/Piccadilly line train station are approximately just over a mile away.

Description
A spacious and flexible four bedroom detached bungalow that has been fully updated and modernised throughout creating a fantastic family home. The ground floor of the property comprises of a large central entrance hallway with doors leading to the 28ft living room which leads to the spectacular 22ft kitchen/diner with sleek modern units, 18ft master bedroom with en-suite shower room, 12ft second bedroom, 12ft third bedroom, 12ft fourth bedroom and luxury family bathroom. There is a pull down ladder that provides access to a landing and two seperate 15ft loft rooms which have all been decorated and carpeted.

Outside
The front of the property offers an imposing gravel driveway creating private off street parking for multiple vehicles. The private rear garden is mainly laid to lawn with a large patio area across the rear of the house. To the left hand side of the garden is a fantastic 9ft garden utility room with a shower room.

Schools:

Charville Primary School 0.1 miles
Hayes Park School 0.6 miles
Swakeleys School for Girls 0.8 miles

Train:

Hillingdon Station 1.6 miles
Ickenham Station 1.8 miles
Ruislip Gardens Station 1.8 miles

Car:

M4, A40, M25, M40

Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)





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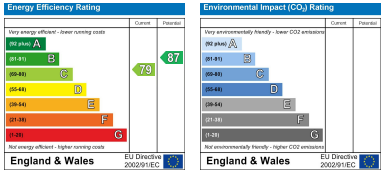

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection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