

Colham Green Road
Hillingdon
Middlesex
UB8 3QQ

*'A Substantial Family Home
With A Wealth Of Character'*

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £625,000



- No Upper Chain
- Semi-Detached Family Home
- Four Bedrooms
- Open Outlook
- Gas Central Heating
- Double Glazing
- Outbuilding
- Generous Well Tended Rear Garden
- Parking For 3/4 Motor Cars

DESCRIPTION

'Lansdowne Cottage' was built in circa 1827 and has been the pride and joy of the present vendors for the last 20 years during which time they have extended and upgraded the house to create a tasteful blend of character charm whilst offering a substantial and practical three storey layout perfect for the larger or growing family. Enjoying a wonderful open outlook over open space this handsome semi-detached property is conveniently located within easy reach of Hillingdon Hospital, Brunel University, London Heathrow Airport, Stockley Business Park and the motorway network. To the ground floor there is an entrance porch, spacious tiled hallway, cloakroom/WC, stunning and generous living room with attractive feature fireplace, dining room which is the ideal setting for entertaining friends and family with french doors flooding the room with natural light and a farmhouse style kitchen which is the hub of the house and is open plan to a family sitting area which is versatile and could be set up as a breakfast area or dining space. Stairs from the living room lead to the first floor landing which provides access to three large double bedrooms

(one of which has an en-suite shower room) and the family bathroom. Stairs from the first floor landing lead to an impressively sized fourth bedroom.

OUTSIDE

Front: Low level brick wall to both side boundaries and the front boundary which has a wide opening with a dropped kerb which provides vehicular access to a block paved surface to park 3/4 motor cars. Double doors to a large integral garage.

Side: Timber gate to gravelled pathway leading to a further timber gate to the rear garden.

Rear: Established garden with various entertaining seating areas. Laid to lawn with mature planting. Pre-cast concrete store.

LOCATION

Hillingdon Hospital and bus routes are just a short walk. West Drayton town centre with mainline railway station (Crossrail from 2019), Stockley Business Park, Brunel University, London Heathrow Airport, the motorway network and town centre of Uxbridge are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in factory insulated hot water cylinder.

WINDOWS

Mainly double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is D.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

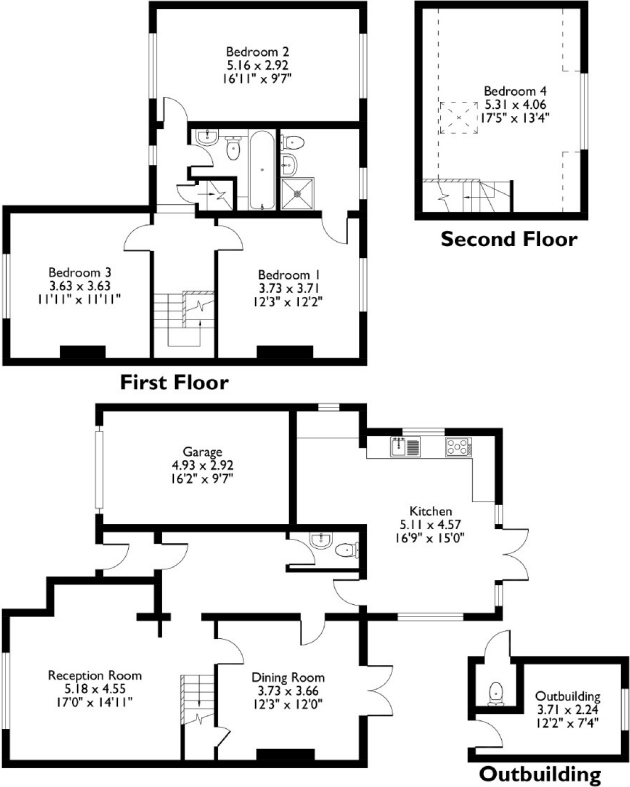






NOT TO SCALE

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Lansdowne Cottage
 Approximate Floor Area
 House 185.63 sq m - 1998 sq ft
 (Gross Internal Area)
 Including Garage/Outbuilding
 This plan is for illustration purposes only.

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