

Summerhouse Lane
Harmondsworth
Middlesex
UB7 0AW

*'A Detached Residence With
A Wealth Of Potential'*

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £700,000



- Detached Family House
- Four Bedrooms
- Four Reception Rooms
- Large Garage
- Ample Parking
- No Upper Chain

DESCRIPTION

Situated within a short walk of the Village with public houses and a primary school nearby. A Four Bedroom Detached House with a generous garden. To the ground floor there are four reception rooms including a dining room, living room, study and playroom/office. The balance of the ground floor accommodation comprises a cloakroom/WC and a kitchen. Stairs lead to the first floor landing which provides access to the master bedroom with dressing room and en-suite bathroom, three further good sized bedrooms and a family bathroom. Some modernisation is required to unlock the full potential of the house.

OUTSIDE

Front: Shared dropped kerb leading to own driveway. Generous area to park cars. Garage with up and over door.

Side & Rear: Laid to lawn with an array of established planting.

LOCATION

The property is located in a favoured residential cul-de-sac just off the village High Street and is within walking distance of local shops, bus routes, primary school and other amenities. The motorway network, main-line railway station at West Drayton (which will benefit from

Crossrail), Stockley Business Park and London Heathrow Airport are all within easy motoring distance.

HEATING & HOT WATER

Gas fired warm air heating served by a gas fired boiler which also provides the domestic hot water. Electric immersion heater in hot water cylinder.

WINDOWS

Mainly whitened aluminium double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is F.

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		71
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

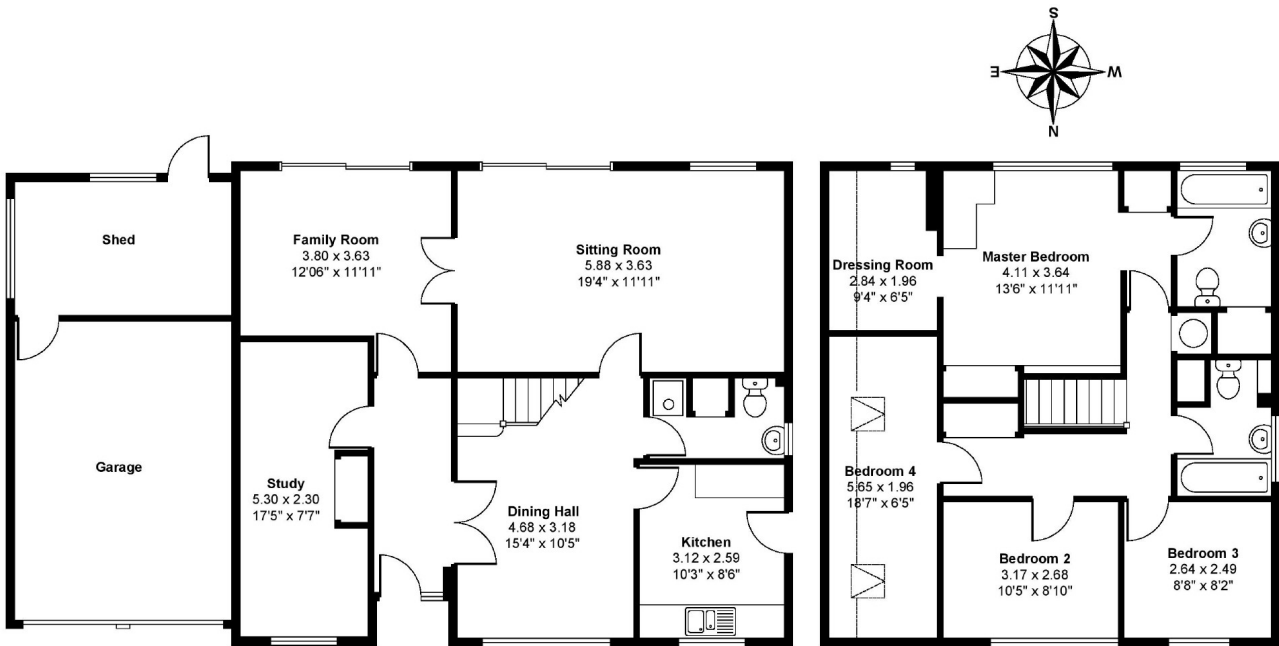






NOT TO SCALE

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Ground Floor

First Floor

Approximate Floor Area
House 147.51 sq m - 1588 sq ft
Garage & Shed 32.56 sq m - 350 sq ft
Total = 180.07 sq m - 1938 sq ft
 (Gross Internal)

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