



TWO BEDROOM SEMI | LARGE LOUNGE | MODERN FITTED KITCHEN | DINER | SUMMER ROOM | FAMILY BATHROOM | PRIVATE REAR GARDEN | ALLOCATED PARKING | SOUGHT AFTER RESIDENTIAL LOCATION | NO UPPER CHAIN |

Lawlors Estate Agents are delighted to offer to the sales market this well presented, two bedroom semi detached family home set as part of this modern residential development in Yeading. The property boasts a large lounge leading to a modern fitted kitchen and diner area extending to a superb extended summer room and with two bedrooms and a main family bathroom to the first floor. Externally there is a private rear garden and allocated (& visitor parking) facilities forming part of this tranquil cul de sac in a highly popular, sought after location on the borders of Hayes, Northolt and Greenford, the property is offered with the added benefit of no upper chain.

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Window panel wooden door to

Porch

Wall mounted light fitting, cabinet housing electric meter, paneled ceiling, tiled flooring, opaque window panel wooden door to;

Entrance Hall

Ceiling light fitting, textured ceiling, coving, radiator, power points, central heating thermostat, stairs to 1st floor, carpet flooring, door to;

Lounge

(Measuring 15'5 x 10'2)

Double glazed window to the front aspect complete with curtain pole, ceiling light fitting, textured ceiling, coving, TV, telephone and power points, under stair storage facility complete with textured ceiling and light fitting and housing mains fuse box, wood flooring door to;

Kitchen/Diner

(Measuring 13'5 x 8'6")

Window panel wooden door and service hatch to the rear aspects, range of eye and base level units complete with marble effect rolled edge work surfaces incorporating stainless steel 1½ sink drainer unit complete with mixer taps and tiled splash back, integrated gas hob and matching WHIRLPOOL oven and

extractor fan, space and plumbing for washing machine, space for large fridge freezer, ceiling light fitting x 2, textured ceiling, radiator, telephone and power points, central heating control, part tiled walls and wood flooring

#### Conservatory/Summer Room

(Measuring 11'4 x 9'8)

Double glazed doors to the rear and double glazed windows to the side and rear aspects, ceiling fan light fitting, power points, wood flooring

#### 1st Floor Landing

Ceiling light fitting, textured ceiling, smoke alarm, loft hatch, power points, airing cupboard housing water tank and shelving, carpet flooring, doors to;

#### Bedroom One

(Measuring 11'8 x 13'6)

Double glazed window to the front aspect complete with curtain rail, ceiling light fitting, textured ceiling, coving, (floor to ceiling) fitted wardrobe units complete with a bridge storage unit, dimmer switch, wall mounted shelving, power points, radiator, carpet flooring

#### Bedroom Two

(Measuring 12'7 x 7'2)

Double glazed window to the rear aspect complete with curtain rail, ceiling light fitting, textured ceiling, radiator, dimmer switch, wall mounted shelving, carpet flooring

#### Bathroom

Opaque double glazed window to the rear aspect, matching three piece bath suite comprising paneled bath complete with mixer taps and shower connection and shower curtain and rail and an additional wall mounted shower, pedestal hand wash basin with tiled splash back and WC, ceiling light fitting, textured ceiling, radiator, wall mounted light and shaver point, part tiled walls, laminated wooden flooring

#### EXTERNAL

##### Front

Lawn area with a pathway

Allocated parking to the front aspect for one car and additional visitor parking

##### Rear

Measuring 40'

Decked area leading to lawn garden with plant and tree borders, external garden shed and external lighting

**Price: £350000**

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