



THREE SIZEABLE BEDROOMS | LOUNGE | FITTED KITCHEN | DINER | EN-SUIRE TO MASTER BEDROOM | FAMILY BATHROOM | PRIVATE REAR GARDEN | PRIVATE GARAGE | LAND TO THE SIDE & FRONT | DEVELOPMENT POTENTIAL (s.t.p.p) |

Lawlors Estate Agents are proud to present to the sales market a rare opportunity to acquire this distinctive property in Yeading with masses of vacant land. The linked detached residence comprises entrance into a hallway leading to a lounge, a sizeable fitted kitchen and diner area and guest WC with the first floor boasting three sizeable bedrooms including an en-suite shower room to the master bedroom and a main family bathroom. The property features private land to the front and side aspects as well as a separate garage presenting the future owners an option or further development and expansion (s.t.p.p). Offered to the market with the added benefit of no upper chain, this property is one not to be missed.

- * THREE SIZEABLE BEDROOMS
- * LOUNGE
- * FITTED KITCHEN

- * DINER
- * EN-SUIRE TO MASTER BEDROOM
- * FAMILY BATHROOM
- * PRIVATE REAR GARDEN
- * PRIVATE GARAGE
- * LAND TO THE SIDE & FRONT
- * DEVELOPMENT POTENTIAL (s.t.p.p)

Opaque window panel wooden door to;

Entrance Hall

Ceiling light fitting, textured ceiling, coving, radiator, power points, stairs to 1st floor with under stair storage facility housing electric meters and coat hooks, dimmer switch, telephone point, central heating thermostat, carpet flooring, doors to

Lounge

(Measuring 15'9 x 13')

Window panel wooden door and windows to the rear aspect, ceiling light fitting, textured ceiling, coving, power and TV points, feature fire place with marble mantle, base and surround, dado rail, radiator, dimmer switch, carpet flooring

Kitchen/Diner

(Measuring 15'9 x 9'2)

Window to the front aspect, range of eye and base level units with display units complete with rolled edge work surfaces incorporating sink drainer unit complete with mixer tap and tiled splash back, integrated BOSCH hob and

matching oven and grill unit, integrated washing machine, integrated fridge freezer, ceiling light fitting, textured ceiling, power and TV points, tiled flooring and tiled walls, open to

Diner

Ceiling light fitting, dado rail, power points, textured ceiling, dimmer switch, tiled flooring

1st Floor Landing

Window to the side aspect, ceiling light fitting, textured ceiling, power points, integrated storage facility with shelving, carpet flooring, doors to;

Guest WC

Opaque window to the front aspect, WC, wall mounted hand wash basin incorporated over base level storage unit, recess ceiling spot light fittings, panel ceiling, heated towel rail, wall mounted mirror, fully tiled walls, laminated wooden flooring

Bedroom One

(Measuring 14'10 x 8'10)

Window to the rear aspect complete with roller blind, ceiling light fitting, textured ceiling, radiator, integrated storage facility, telephone and power points, door to;

En-Suite

Shower facility with wall integrated shower unit and part tiled surround, wall mounted light fitting and ceiling light fitting, extractor fan, connection hand wash basin and WC, part tiled walls

Bedroom Two

(Measuring 11'2 x 9'4)

Window to the front aspect complete with curtain pole, ceiling light fitting, radiator, wall mounted brackets, power points, carpet flooring

Bedroom 3

(Measuring 11'1 x 6'8)

Window to the rear aspect complete with curtain rail, ceiling light fitting, textured ceiling, power points, carpet flooring

Bathroom

Opaque window to the front aspect, three piece bath suite comprising panel bath complete with mixer tap and shower connection, pedestal hand wash basin and WC, ceiling light fitting, textured ceiling, heated towel rail, fully tiled walls and flooring

EXTERNAL

Rear

Approx 40'

Part paved and laid to lawn, external tap

Side

Approx 40'

Laid to lawn with access via side gate, garden shed and garage

Garage

With up and over door and window to the rear aspect

Price: £650000

394 Uxbridge Road,
Hayes,
Middlesex,
UB4 0SE

Lawlors
Tel - 020 8561 7816