

## Summerhouse Lane UB7 0AW

### 2/3 BEDROOM SEMI DETACHED / PERFECT FOR HEATHROW:

Situated in a popular village location, this 2/3 bedroom semi detached house is perfectly located for London Heathrow Airport and ideal for those looking for a good size family home or rental investment.

Much larger than average this property offers real spacious accommodation and features a fitted kitchen with some integrated appliances, scope for a downstairs bedroom with ensuite shower and a lounge / diner to the ground floor and 2 further double bedrooms and family bathroom to the first floor.

The property is conveniently placed for public transport to Heathrow Airport and offers easy access to the M4/M25 motorway networks. West Drayton mainline station to Paddington (Crossrail due 2022) is also only a short distance away.

Other benefits include own drive parking for 3 cars, well planned mature gardens, double glazed windows and doors and gas fired central heating.

## Accommodation

2/3 Bedroom Semi-Detached House

Perfect For Bath Road/ Heathrow Airport

Additional Shower/ W.C.

Own Drive Parking For 3 Cars

Mature Well Tended Gardens

No Upper Chains

Spacious Accommodation

EPC Rating E/ Freehold



## Ground Floor

**Entrance** - UPVC into Entrance Hall  
Fitted Carpet

**Bedroom/ Study** - 11' 5" x 7' 10" (3.5m x 2.4m) Vinyl Flooring. Double Glazed window to front aspect

**Adjacent Shower Room W.C.** - Three-piece shower- room suite to include a fully tiled shower cubicle with electric shower, hand basin and low level W.C.

**Lounge/ Diner** - 28' 2" x 11' 5" (8.6m x 3.5m) (Maximum Sizes) Fitted Carpet and feature fireplace. Double Glazed window to front aspect and double glazed sliding doors to garden

**Kitchen** - 15' 1" x 7' 10" (4.6m x 2.4m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, extractor fan, electric oven, space for fridge-freezer, plumbing for washing machine, integrated dishwasher and part tiled walls and splashbacks. Double glazed windows to rear and side aspects and uPVC door to garden



## First Floor

**Family Bathroom** - 6' 6" x 5' 6" (2m x 1.7m) Vinyl flooring. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

**Main Bedroom** - 12' 9" x 10' 9" (3.9m x 3.3m) (maximum sizes). Fitted carpet and built in wardrobes. Double glazed window to front aspect.

**Bedroom 2** - 12' 9" x 8' 10" (3.9m x 2.7m) Fitted carpet, built in airing cupboard and built in wardrobe. Double glazed window to rear aspect



## Exterior

**Outside Front** - Own drive parking  
Garden area mainly laid to lawn

**Rear Garden** - Mature rear garden with a variety of shrubs, bushes and trees

**Tenure** - Freehold

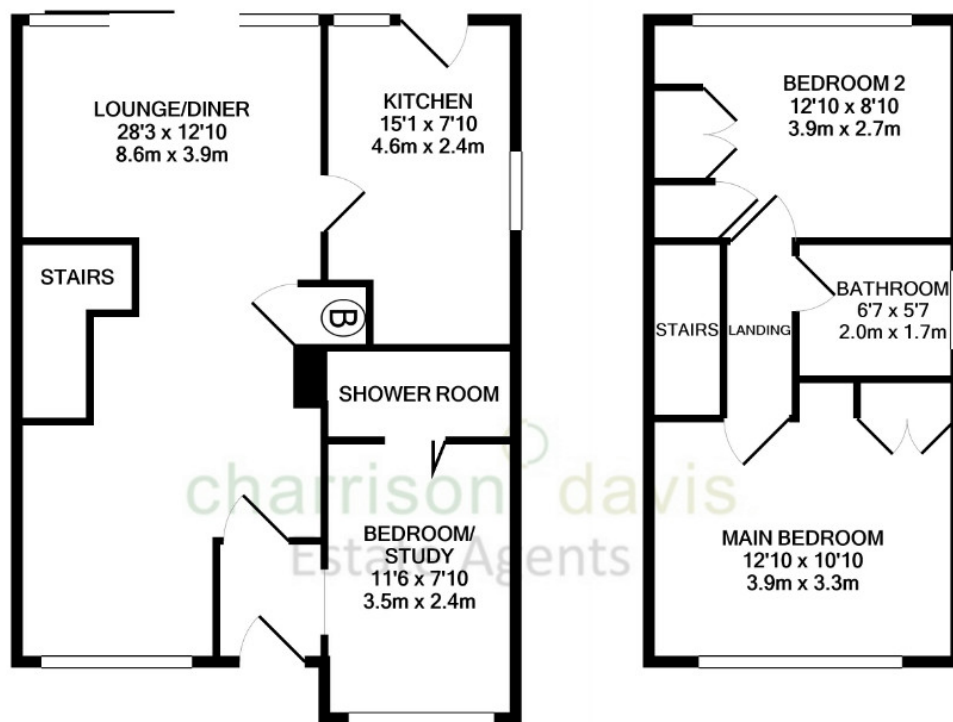
**About Harmondsworth** - Harmondsworth is a district of the London Borough of Hillingdon to the north of London Heathrow Airport and near Junction 4 of the M4 giving access to the M25. Harmondsworth is just south of West Drayton which benefits from a bus station and a mainline station to Paddington and will be part of the Crossrail project due for completion in 2022 linking West Drayton to Canary Wharf. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.



The historic village has a Post Office and two convenience stores, Harmondsworth Primary school and two public houses, The Crown and The Five Bells. Buildings of significant historical interest are The Great Barn, dating back to 1425, a Grade I listed building and a Scheduled Ancient Monument (the largest extant timber-framed building in England) and the church of St Mary which has parts dating back to the 12th century.

It is also home to the international head office of British Airways called The Waterside, and beside the huge office complex is Harmondsworth Moor, an area owned and managed by British Airways that was brought to its current state as part of the process to turn the open land into the complex and surrounding park.

Harmondsworth was mentioned in the Domesday Book of 1086, its name coming from the Anglo-Saxon "Heremodes worp", meaning "Heremod's enclosure", or Heremundes worp, meaning "Heremund's enclosure". Harmondsworth remains an ecclesiastical parish, with the name first recorded in AD 780 when King Offa granted land to his servant Aeldred.



TOTAL APPROX. FLOOR AREA 920 SQ.FT. (85.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		