



Hughenden Gardens UB5 6LB

Sought after location near to the junction of Yeading Lane & Kingshill Avenue for this spacious 'Nash' built extended 5 bedroom, 2 bathroom semi detached family home with extension potential to the rear (STPP).

The property is well presented throughout and provides excellent living accommodation arranged over 3 floors to include a large loft conversion with 2 bedrooms and a shower room / toilet.

Downstairs has an extended entrance hall, 28' Lounge / dining room, fitted kitchen, the 1st floor has 3 good sized bedrooms & a family bathroom, the loft has been professionally converted to provide 2 more bedrooms and a luxury shower room / toilet. outside has a 60' rear garden + forecourt parking for 2 cars.

Accommodation

5 Bedroom Semi Det.
Family home

28' Lounge / Dining Room

2 Bathrooms

Fitted Kitchen

Family Bathroom

Loft Conversion Extension

Extension Potential to Rear
STPP

Great Location

Ground Floor

Extended Entrance Hall. - Stairs to landing, understairs storage cupboard, radiator.

Lounge Area. - 28' 4" x 11' 3" (8.65m x 3.45m) Double glazed bay window to front aspect, radiator.

Dining Area. - Double glazed sliding patio doors, radiator.

Fitted Kitchen. - 9' 8" x 6' 4" (2.95m x 1.95m) Range of fitted wall, base & drawer units, stainless steel sink unit, fitted electric oven + gas hob, fitted freezer, wall mounted combination boiler (new 2019), space & plumbed for washing machine + dishwasher. double glazed windows to side aspect, double glazed door to garden.

Landing. - Built in staircase to Loft conversion, double glazed window to side aspect.

Bedroom 1. - 12' 9" x 9' 9" (3.9m x 2.98m) Double glazed windows to rear aspect, radiator, fitted wardrobes.

Bedroom 2. - 10' 7" x 9' 9" (3.25m x 2.98m) Double glazed windows to front aspect, radiator.

Bedroom 3. - 9' 5" x 6' 6" (2.88m x 2m) Double glazed windows to front aspect, radiator.

Family Bathroom. - 6' 10" x 6' 3" (2.1m x 1.92m) Modern styled suite comprising panelled bath + shower, hand wash basin, low level wc, heated towel rail, double glazed windows to rear aspect.

Bedroom 4 (loft conversion). - 16' 7" x 9' 6" (5.07m x 2.9m) L shaped double glazed window to front aspect.

Bedroom 5 (loft conversion). - 9' 10" x 9' 3" (3m x 2.82m) Double glazed window to rear aspect.

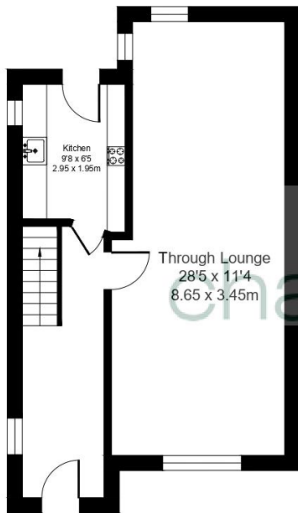
Luxury Shower room (loft conversion). - 6' 6" x 6' 4" (2m x 1.95m) Walk in shower, hand wash basin, low level wc double glazed windows to rear aspect, heated towel rail.

External. - 70' rear garden, detached garage via shared drive + forecourt parking for 2 cars.

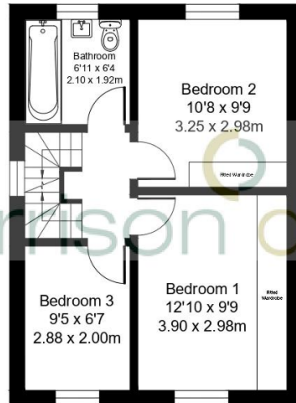




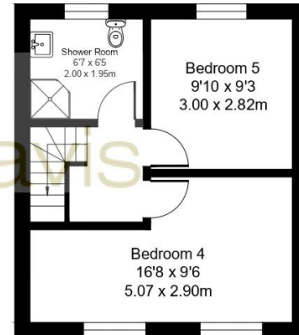
Ground Floor
Approx. 43.8 sq meters (472.23 sq feet)



First Floor
Approx. 38.7 sq meters (416.58 sq feet)



Second Floor
Approx. 31.6 sq meters (340.58 sq feet)



Total Area Approx. 114.2 sq meters (1229.40 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		