

Townson Avenue Northolt UB5 6PW



£535,000 Freehold

No upper chain, three bed semi-detached house presented in good order throughout, entrance hall, two reception rooms, modern separate fitted kitchen, good sized bedrooms, modern fitted bathroom with additional shower, separate wc, central heating, double glazing throughout, 59' rear garden, super 40'8" double garage via shared drive, off street parking via covered car port, potential to extend stpp, early viewing recommended on this sure to be popular property, St Raphael's & Down Manor Schools are located within 525 yards off the property.

LOCATION

With approximate distances:- Townson Avenue is located off Kingshill Avenue. Local bus services provide access to the surrounding areas including Hayes Town with its Hayes & Harlington's mainline station. Its highly popular Elizabeth Line has quoted journey times of:- Heathrow terminals 1, 2 & 3, 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. Kingshill Parade's popular shopping facilities, restaurants, public house cafes & takeaways are just half a mile from the property. The Uxbridge Road with its eclectic mix of shops, takeaways, restaurants, and small businesses is 1.2 miles away with Lombardy Retail Park, Sainsbury's super store and a selection of High Street Brand shopping outlets 2 miles from the Property. The A312 Hayes Bypass at the White Hart roundabout providing access to the A40, M25 & the West, Heathrow & the M4 is approximately 0.9 miles away.

Property Reference 7827 Council Tax Band D £1984.00 Per Annum Epc Rating TBC.

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeneey

ENTRANCE

Storm porch under a pitched tiled roof, Upvc Mahogany effect, leaded light double glazed entrance door to:-

ENTRANCE HALL

Side aspect hardwood framed, aluminium double glazed window, coved ceiling, carpeted staircase to first floor with storage cupboards under, carpeted flooring, radiator, Georgian style single glazed doors to reception rooms, archway to kitchen.



FRONT RECEPTION ROOM

Front aspect Upvc double glazed bay window, coved ceiling, feature fireplace with timber surround, marble back & hearth with fitted coal effect gas fire (not tested), carpeted flooring, designer radiator.



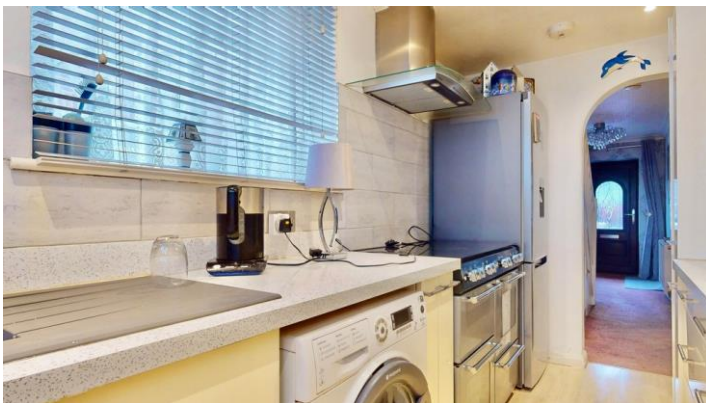
REAR RECEPTION ROOMS

Rear aspect Upvc double glazed windows, inset fitted gas fire (not tested), wood effect laminate flooring, radiator, Upvc double glazed double doors to garden.



KITCHEN

Modern fitted kitchen comprising:- Range of cream high gloss fronted wall & matching base & drawer units with laminated worktops over & tiled splashbacks, pull out larder unit, pan drawers, Inset resopal one & a half bowl, single drainer sink unit with monobloc mixer taps, space & plumbing washing machine, space for range cooker with Stainless steel extractor canopy over, space for fridge freezer, concealed gas fired central heating boiler, tiled flooring, inset low voltage ceiling lighting, side & rear aspect hardwood framed aluminium double glazed windows.



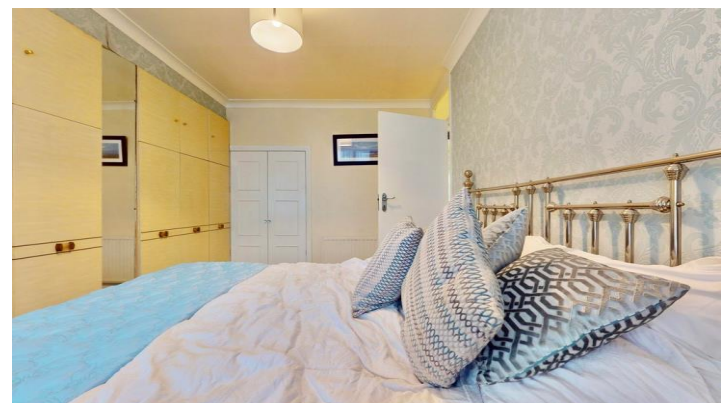
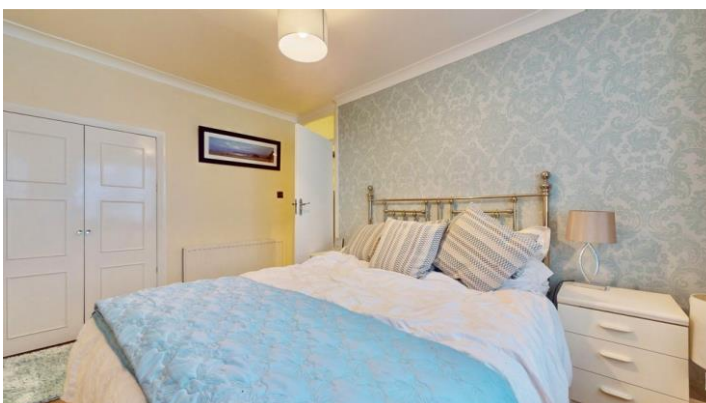
FIRST FLOOR LANDING

Side aspect hardwood framed aluminium, stain glass, leaded light, double glazed window, coved ceiling, carpeted flooring, access to loft space, doors to:-



BEDROOM ONE

Front aspect Upvc double glazed window, coved ceiling, inset built in airing cupboard housing hot water cylinder, range of fitted full height wardrobes, carpeted flooring, radiator.



BEDROOM TWO

Rear aspect hardwood framed, aluminium double glazed window, coved ceiling, range of fitted part mirror fronted wardrobes, carpeted flooring, radiator.



BEDROOM THREE

Front aspect Upvc double glazed window, coved ceiling, carpeted flooring, radiator.



BATHROOM/WC

Modern fitted white suite comprising:- Acrylic roll top style panelled bath, corner mounted bath/shower mixer taps with flexible hose & detachable handset, fully enclosed double shower cubicle, wall mounted thermostatic shower control, flexible hose, adjustable rail & detachable shower head, ceramic pedestal wash hand basin with Monobloc mixer taps, chrome ladder style radiator, half tiled walls, wood effect laminate flooring, rear aspect, hardwood framed, aluminium double glazed window.



SEPARATE WC

White suite comprising:- Close coupled wc with push button flush, half tiled walls, wood effect laminate flooring, side aspect, hardwood framed, aluminium double glazed window.

REAR GARDEN

Good sized level rear garden 59'1 x 16'5 comprising;- Paved patio area, remainder laid to lawn with raised brickwork flower & shrub borders, paved pathway to the foot of the garden, further paved area, raised fish pond, timber potting shed, access to garage, access to car port/covered veranda area, timber panelled fencing, gate & up & over door to shared driveway & front of the property.



FRONT GARDEN

Block paved with well stocked flower & shrub borders, timber fencing & brickwork boundary walling.

DOUBLE GARAGE

Precast construction, 40'8 x 12'2 timber double doors, timber side door, potting shed at rear, power & light, approached via shared driveway & through carport.

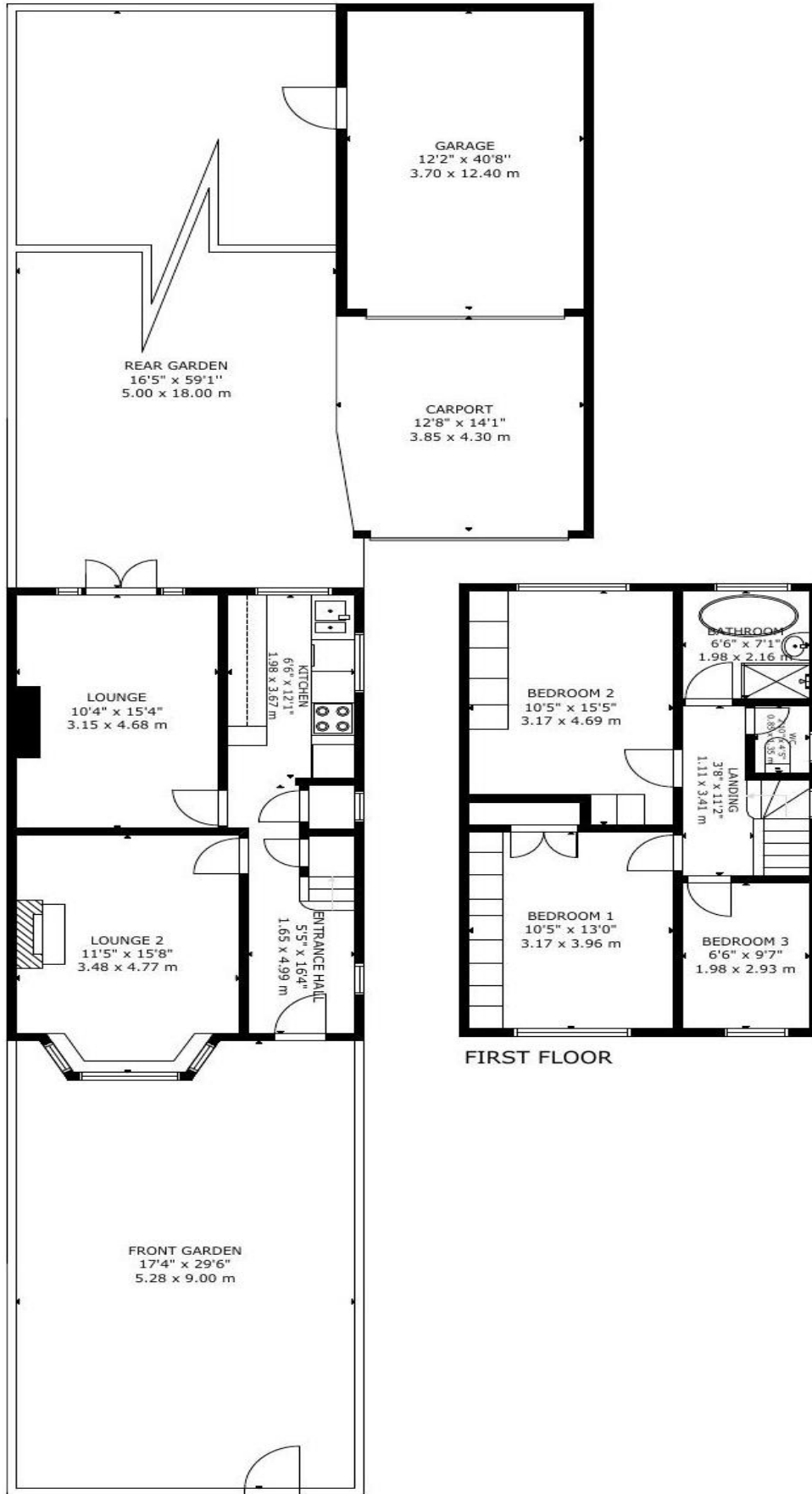


PARKING

Off street parking via car port accessed from shared drive, pitched timber construction under a corrugated plastic roof, up and over door, further scope to add additional off street parking by utilising the front garden.

COUNTRYSIDE

175 yards from the property is Belmore open space & playing fields with access to the Hillingdon Trail. To the North of Kingshill Avenue is the Yeading Brook Meadows & Nature Reserve. Going further northwards is Gutteridge Woods & Ten Acre Woods areas of traditional countryside character, a haven for birds & wildlife with it's wild meadows, marshland & various pond species. The meadows range from dry to wet with the Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south.



GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA

TOTAL: 95 m²/1,021 sq ft

GROUND FLOOR: 48 m²/519 sq ft, FIRST FLOOR: 47 m²/502 sq ft

EXCLUDED AREAS: FRONT GARDEN: 46 m²/491 sq ft, GARAGE: 46 m²/494 sq ft

CARPORT: 16 m²/175 sq ft, REAR GARDEN: 91 m²/977 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY