

## Townson Way Northolt UB5 6PS



### £1650.00 Per Calendar Month

Viewing highly recommended, very spacious maisonette, two large double bedrooms, first floor purpose built, lounge dining room, fitted kitchen breakfast room, modern bathroom/wc, gas central heating, double glazed, very good sized 42'8 x 36'1 private garden with plenty of outdoor storage solutions, popular location with local junior schools within 700 yards of the property, unfurnished, white goods included, available now.

#### LOCATION

With approximate distances:- Townson Way is located between Kingshill Avenue & Down Way. Convenient shopping facilities, cafes, takeaways & restaurants at Kingshill Parade on Kingshill Avenue are just over half a mile away with Yeading Lane's shopping parade just under mile from the property. Local bus services provide access to the local areas and beyond to include Hayes Town. It's Hayes & Harlington mainline station & Elizabeth Line link has quoted estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. The A312 Hayes Bypass providing access to the A40 to the West & into London, M25 Heathrow & the M4 is just under a mile from the property. St Raphael's Catholic Primary School is just 700 yards away whilst Downe Manor Primary school & nursery are 525 yards from the property. The entrance to Bellmore open space with its parkland, playground, playing fields & nature trail forming part of the Hillingdon trail is just over 350 yards away.

Property Reference 7873 Council Tax Band C £1814.00 Per annum Epc Rating C

107 Lansbury Drive · Hayes · Middlesex · UB4 8RP

Tel 020 8561 1222

info@philliplaurence.com

Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney



## ENTRANCE

Exterior steps to covered external landing, timber entrance door to half landing, side aspect Upvc double glazed window, coved ceiling, dado rails, storage area, further carpeted staircase to:-



## FIRST FLOOR HALLWAY

Coved ceiling, dado rails, wood effect laminate flooring, storage cupboard, access to loft, radiator, doors to:-

## LOUNGE DINING ROOM

Front aspect Upvc double glazed windows, coved ceiling, dado rails, feature fireplace with timber surround, marble back brick hearth & gas coal effect fire, wood effect laminate flooring, radiator.



## KITCHEN BREAKFAST ROOM

Fitted kitchen comprising:- Extensive range of wall units with cornice & light rails incorporating open display cabinets, drawer & base units with laminated worktops over & tiled splash backs, inset Resopal bowl & a half single drainer sink unit with monobloc mixer taps, washing machine, dishwasher & fridge freezer, fitted oven with gas hob & extractor over, corniced ceiling, built in storage cupboard, wood effect laminate flooring, rear aspect Upvc double glazed window.





## BEDROOM ONE

Front aspect Upvc double glazed window, coved ceiling, dado rails, range of part mirror fronted fitted wardrobes, recessed storage cupboards, wood effect laminate flooring, radiator.



## BEDROOM TWO

Rear aspect Upvc double glazed window, wood effect laminate flooring, recessed storage cupboards, radiator.



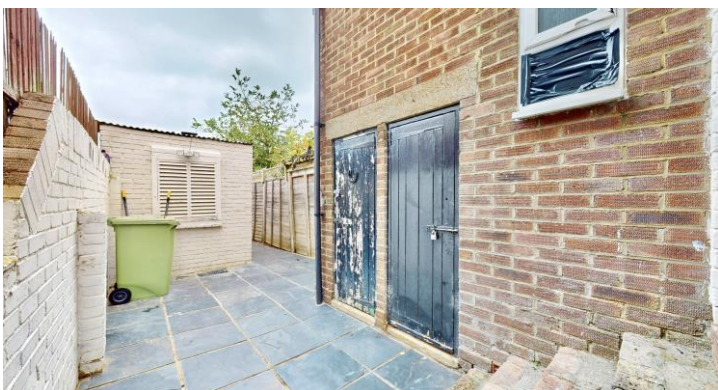
## BATHROOM

Modern fitted white suite comprising:- Panelled bath with bath filler mixer taps & glazed shower screen, wall mounted shower control with flexible hose, adjustable rail & fixed rainfall shower head, ceramic wash hand basin with Monobloc mixer taps & vanity cabinet under, close couple wc with push button flush, coved ceiling, fully tiled walls, tiled floor, radiator, rear aspect Upvc double glazed window.



## GARDEN ACCESS

Steps from entrance to paved area, recessed storage cupboard, brick built storage outhouse & timbers shed, covered storage area, pathway to:-



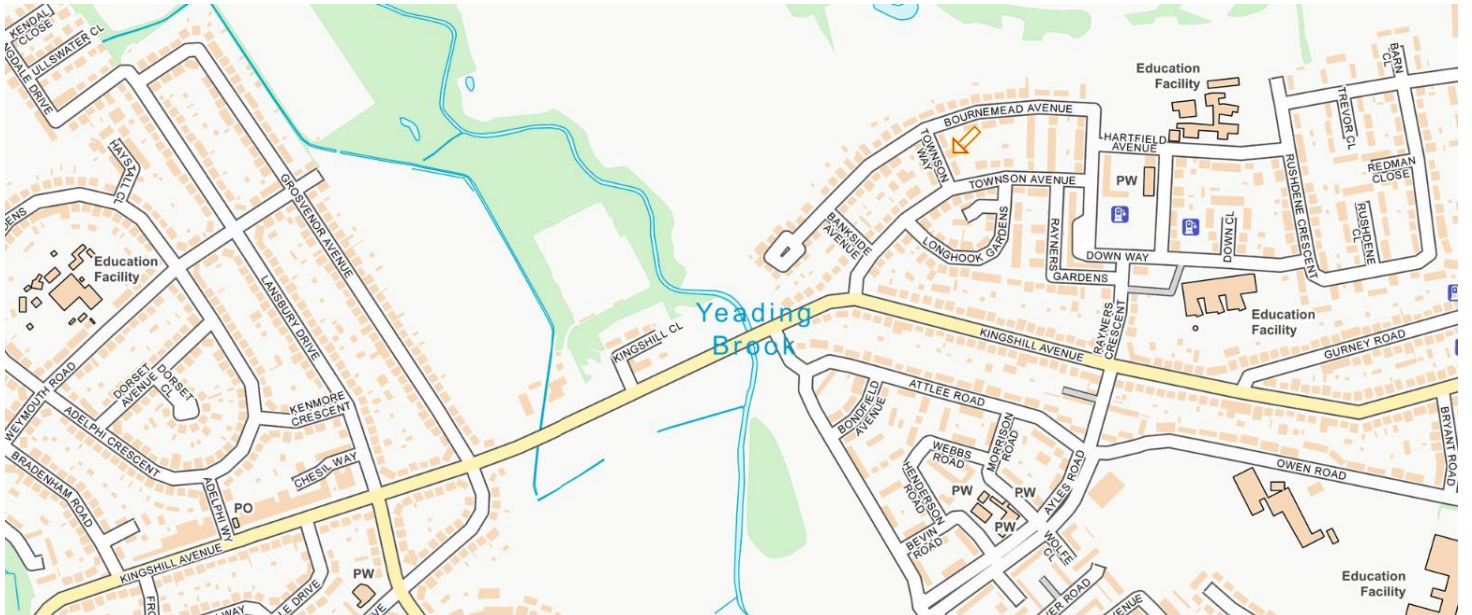


## PRIVATE REAR GARDEN

42'8 x 36'1 Very good sized private garden to rear, laid to lawn with mature shrub borders, timber shed, timber panelled fencing.

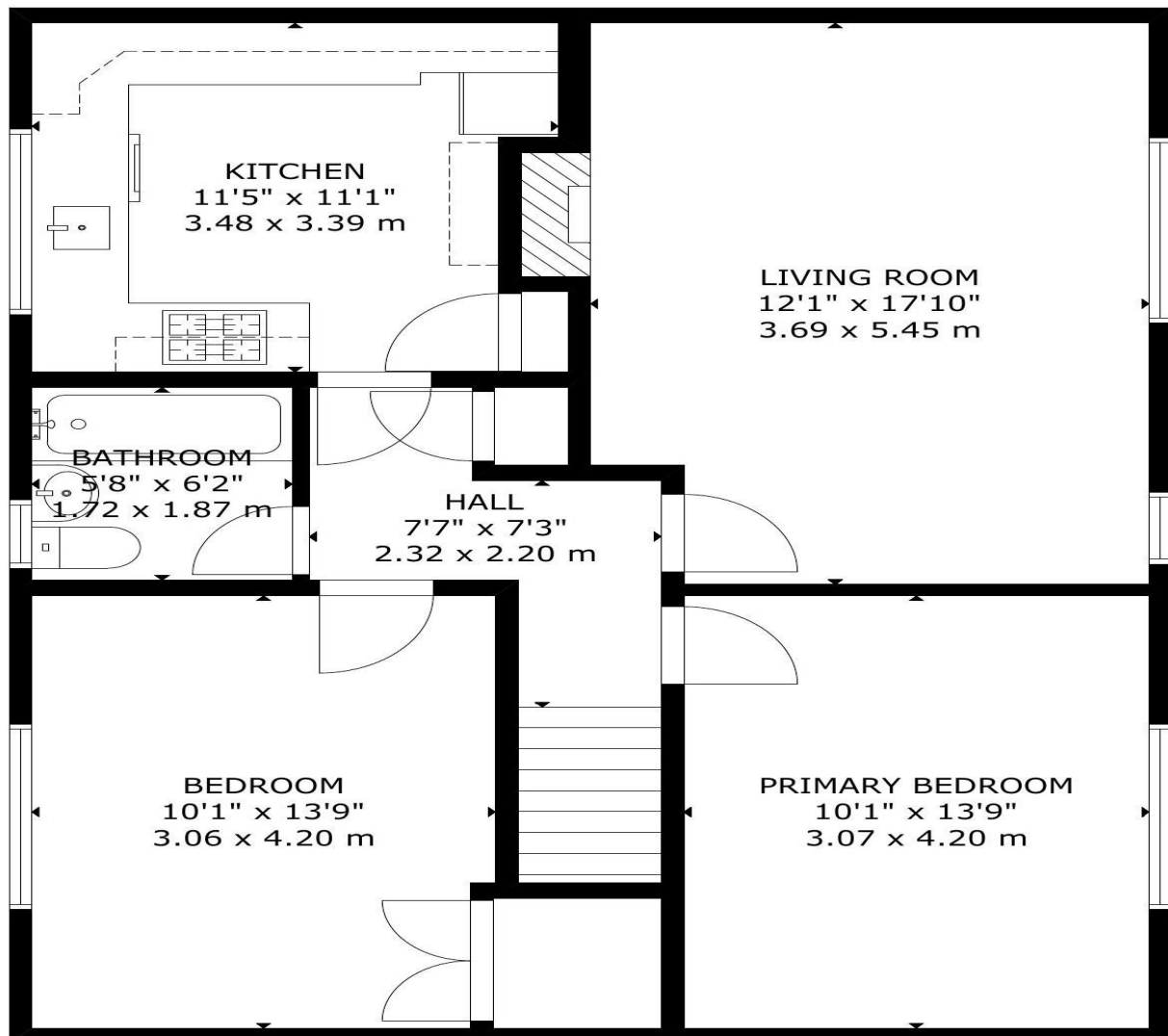
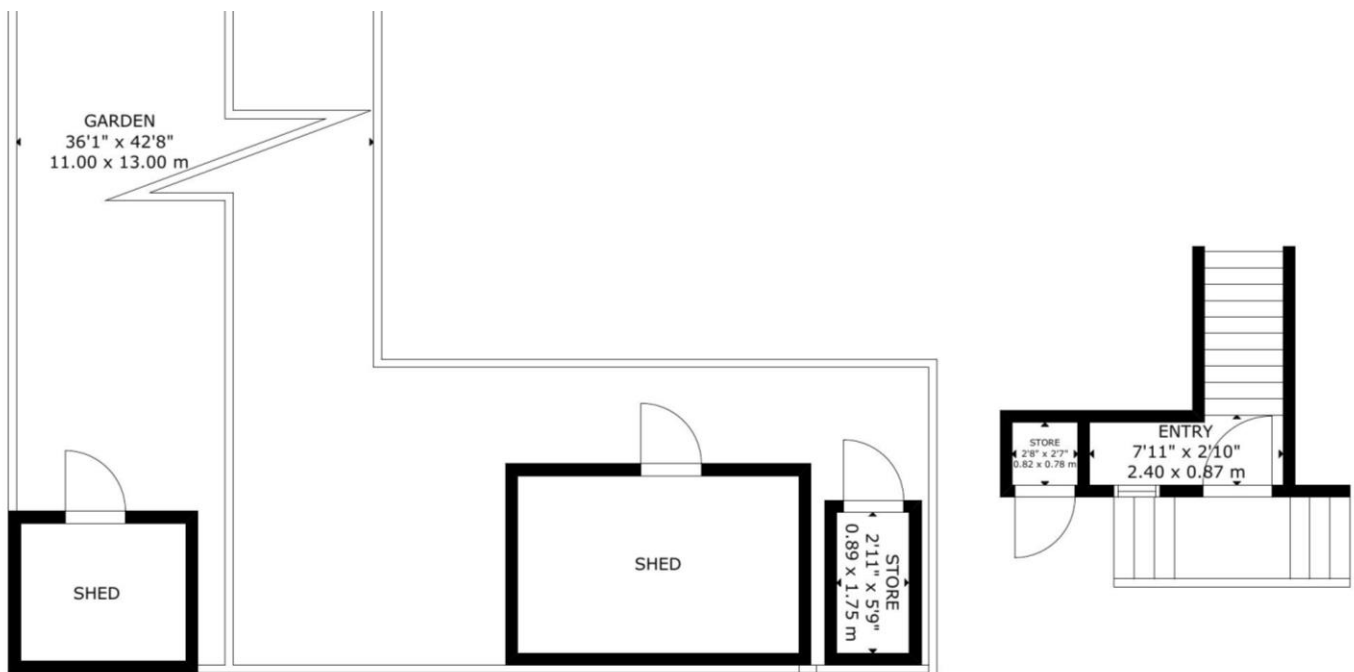


## LOCATION



## COUNTRYSIDE

Located off Kingshill Avenue 350 Yards away are the Grosvenor Playing & Belmore Open Space providing access to the Yeading Brook Meadows & Nature Reserve forming part of the Hillingdon Trail. These are areas of traditional countryside character. Ten Acre Wood is a haven for birds & wildlife with it's wild meadows, marshland & various pond species. The meadows range from dry to wet with Yeading Brook running along the western side of the woodland in the north and the eastern edge in the south, Gutteridge Wood joins to the North and the trail continues through Bellmore open space as you cross over Kingshill Avenue.



GROSS INTERNAL AREA  
TOTAL: 76 m<sup>2</sup>/817 sq.ft  
GROUND FLOOR: 4 m<sup>2</sup>/42 sq.ft, FIRST FLOOR: 72 m<sup>2</sup>/775 sq.ft  
EXCLUDED AREAS: GARDEN: 170 m<sup>2</sup>/1,827 sq.ft, SHED: 8 m<sup>2</sup>/83 sq.ft, STORE: 2 m<sup>2</sup>/24 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



