



'Minstead'

High Street
Harmondsworth
Middlesex
UB7 0AJ

RWHITLEY
Est. 1938 & CO

Offers In Excess Of £600,000



- Bay Fronted Detached House
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Gas Central Heating
- Double Glazing
- Parking

DESCRIPTION

Set in the heart of Harmondsworth Village this bay fronted detached house has been extended to meet the needs of the larger or growing family and presents a unique opportunity to live in a home brimming with traditional style and character. The generous and well laid out accommodation comprises an entrance porch leading to an inviting hall, fitted kitchen, sitting room (which could be set up as a dining room) with attractive fireplace and imposing bay window, elegant living room, ground floor bathroom and a sun room with french doors opening out onto the rear garden. Stairs from the hall lead to the first floor landing where you will find the main bedroom with fitted wardrobes and bay window, further double bedroom, two single bedrooms, family bathroom and a fitted kitchen (previously a bedroom).

OUTSIDE

Front: Hedging to front boundary and one side boundary for privacy. Double gates to gravel surface to park a car. Area of artificial lawn. Further pedestrian gate to pathway leading to the front door.

Rear: Designed for easy maintenance with artificial lawn and an area of decked surface ideal as a seating area. Large summerhouse and useful garden shed.

LOCATION

The property is located near to the village High Street and is within walking distance of local shops, bus routes, school and other amenities. The motorway network, main-line railway station at West Drayton, Stockley Business Park and London Heathrow Airport are all within easy motoring distance.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in a hot water cylinder.

WINDOWS

UPVC double glazed sealed unit windows.

COUNCIL TAX BAND

We understand that the current council tax band is F.

SERVICES

Mains gas, electricity, water and drainage.

TENURE

Freehold.

VIEWINGS

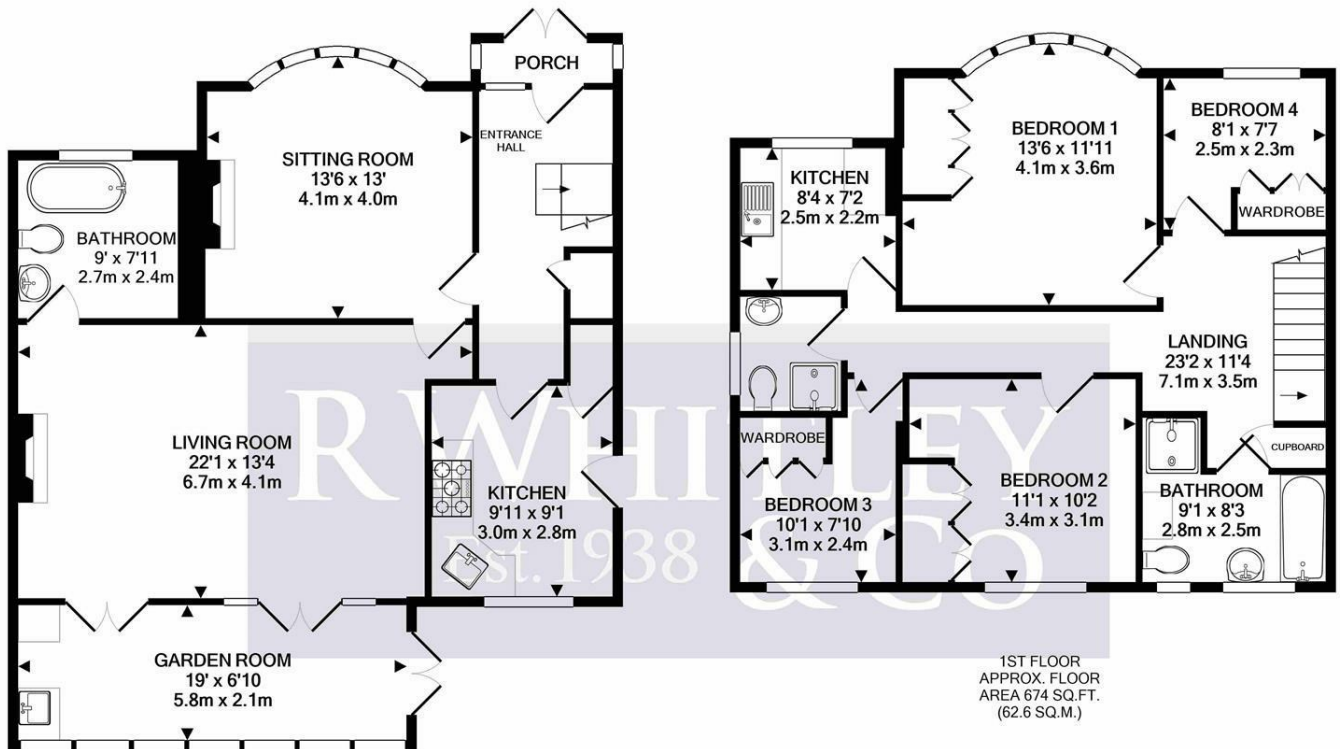
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







TOTAL APPROX. FLOOR AREA 1496 SQ. FT. (138.9 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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