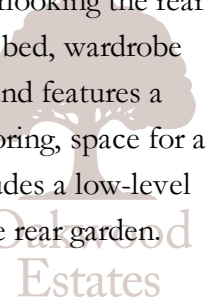


Oakwood Estates is thrilled to introduce this three-bedroom detached property to the market for the first time in over five decades. This residence boasts two reception rooms, a garage, a parking driveway accommodating three cars, and a spacious, low-maintenance rear garden. Conveniently located just a mile and a half from West Drayton Train Station (Crossrail), the property offers excellent access to local amenities, schools, and additional transportation links.

Upon entering the property, you step into the entrance porchway, leading to an inner hallway with stairs ascending to the first floor. Sliding doors open into the living room, which seamlessly connects to the dining room. The living room, featuring a large bay window overlooking the front aspect, offers ample space for substantial furniture. The adjacent dining room also provides generous space, with a bay window overlooking the side aspect and a doorway leading to the kitchen. The fully tiled kitchen is equipped with a combination of eye-level and base kitchen units, a ceramic sink and drainer with a mixer tap, a four-ring cooker, and a window offering views of the side aspect. An additional doorway leads to the utility area, providing access to the rear garden and the downstairs cloakroom. The cloakroom includes a low-level WC, a handwash basin with a mixer tap, and a frosted window overlooking the rear garden. Moving to the first floor, the primary bedroom is a spacious double with room for a large bed, wardrobe space, and a window overlooking the front aspect. Bedroom three accommodates a single bed and features a window with a front aspect view. Bedroom two, similar in size to bedroom one, offers carpeted flooring, space for a king-size bed, fitted storage, and a window overlooking the rear aspect. Lastly, the bathroom includes a low-level WC, a handwash basin, a bath with a shower attachment, and a frosted window overlooking the rear garden.

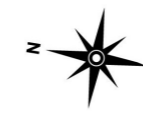


Property Information

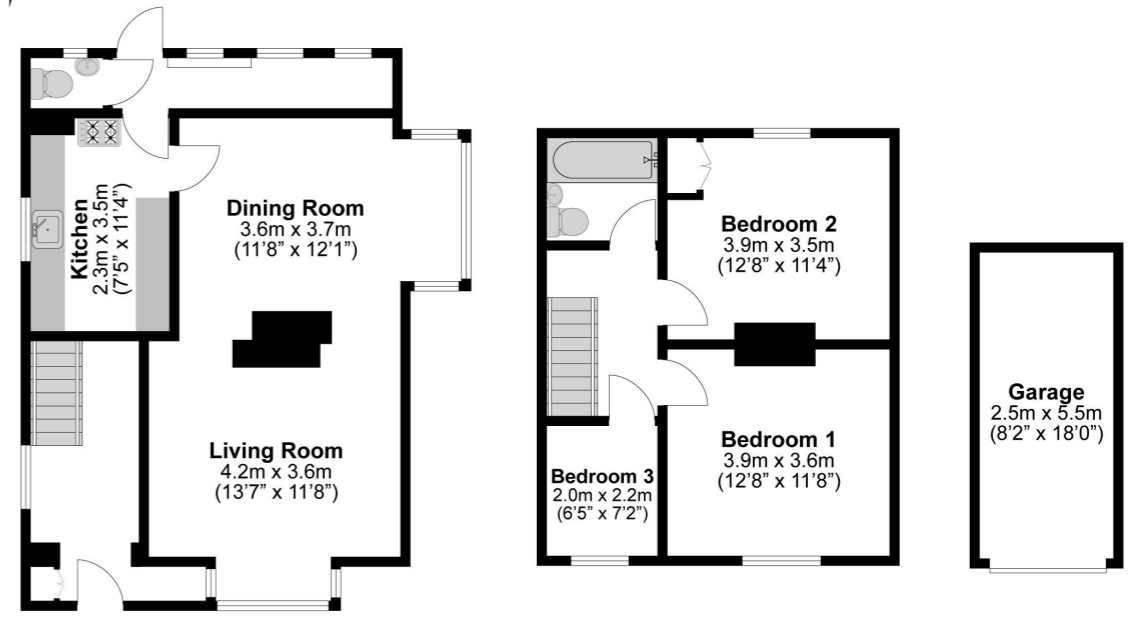
Floor Plan

-  FREEHOLD
-  PLOT/LAND AREA - 0.07 ACRES (272.00 SQ.M.)
-  TWO RECEPTIONS
-  GARAGE
-  CLOSE TO LOCAL SCHOOLS
-  COUNCIL TAX BAND E (£2,027 P/YR)
-  THREE BEDROOMS
-  PARKING FOR 3 CARS
-  CLOSE TO AMENITIES
-  LOW MAINTENANCE ASTROTURF LAWN

					
x3	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

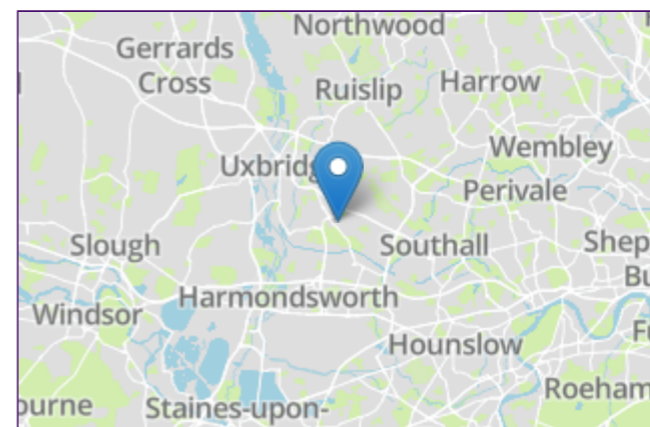


Total Approximate Floor Area
1140 Square feet
106 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Front Of House

Driveway parking for three to four cars.

Rear Garden

The rear garden is mainly laid to Astroturf, with side access to the front, garden shed, and a pathway leading to the single garage.

Tenure

Freehold

Council Tax Band

E (£2,027 p/yr)

Plot/Land Area

0.07 Acres (272.00 Sq.M.)

Area

Corwell Lane is located in Hayes End which is positioned on the western edge of the Capital. This means that it is superbly placed to access Central London with ease, with frequent services to London Paddington in less than 25 minutes from the West Drayton Station (Crossrail). Other benefits are good access to M4 and M25 motorways and convenient transport links into London and nearby Uxbridge Town Centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.

Education

Wood End Park Academy - 0.29 miles
Hillingdon Manor School - 0.37 miles
Rosedale Primary School - 0.5 miles
De Salis Studio College - 0.51 miles
Hewens College - 0.51 miles
Hewens Primary School - 0.51 miles
Rosedale College - 0.57 miles
Parkside Studio College - 0.58 miles
Plus many more.

Transport

West Drayton Rail Station - 1.49 miles
Hayes & Harlington Rail Station - 1.55 miles
Hillingdon Underground Station - 2.27 miles
Uxbridge Underground Station - 2.33 miles