



### **Hatch Lane, West Drayton, UB7 0BJ**

**£580,000**

A five bedroom extended semi-detached family house located close to Heathrow Airport. The accommodation comprises, on the ground floor L-shaped through lounge, extended kitchen/diner, downstairs shower room and integral garage, on the first floor five bedrooms and family bathroom. The property benefits from double glazed windows, central heating, rear garden with brick built storage shed, own driveway to the front with off street parking for multiple vehicles. The property is offered for sale with full vacant possession and an internal viewing is recommended.

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**Enclosed Entrance Porch**

Door to..

**Entrance Hallway**

Radiator, stairs to first floor, understairs cupboard housing meters.

**L'Shaped Through Lounge**



Front aspect double glazed window, radiator, power point, further radiator, sliding patio door to..

**Extended Kitchen/Diner**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, part tiled walls, power points, rear aspect double glazed window and double glazed door to garden, radiator, sliding patio door to garden. Door to..

**Inner Hallway**

Doors to..

**Integral Garage**

Rolling shutter doors, lighting, wall mounted boiler.

**Shower Room**



Enclosed cubicle with wall mounted shower unit, pedestal wash hand basin, low level w.c, tiled walls, radiator, tiled flooring.

**Landing**

Access to loft space, doors to rooms.

**Bedroom One**



Front aspect double glazed window, radiator, built-in wall to wall wardrobes.

**Bedroom Two**

Rear aspect double glazed window, radiator, power point.

### Bedroom Three



Front aspect double glazed window, radiator, power point.

### Bedroom Four



Front aspect double glazed window, radiator.

### Bedroom Five



Rear aspect double glazed window, radiator, power point.

### Bathroom



White suite comprising tiled enclosed bath, wash hand basin, low level w.c., tiled walls, radiator, rear aspect double glazed window.

### Outside

#### Rear Garden



Paved patio area, rest laid to lawn with brick built storage shed.

### Front

Own driveway providing off street parking for multiple vehicles.

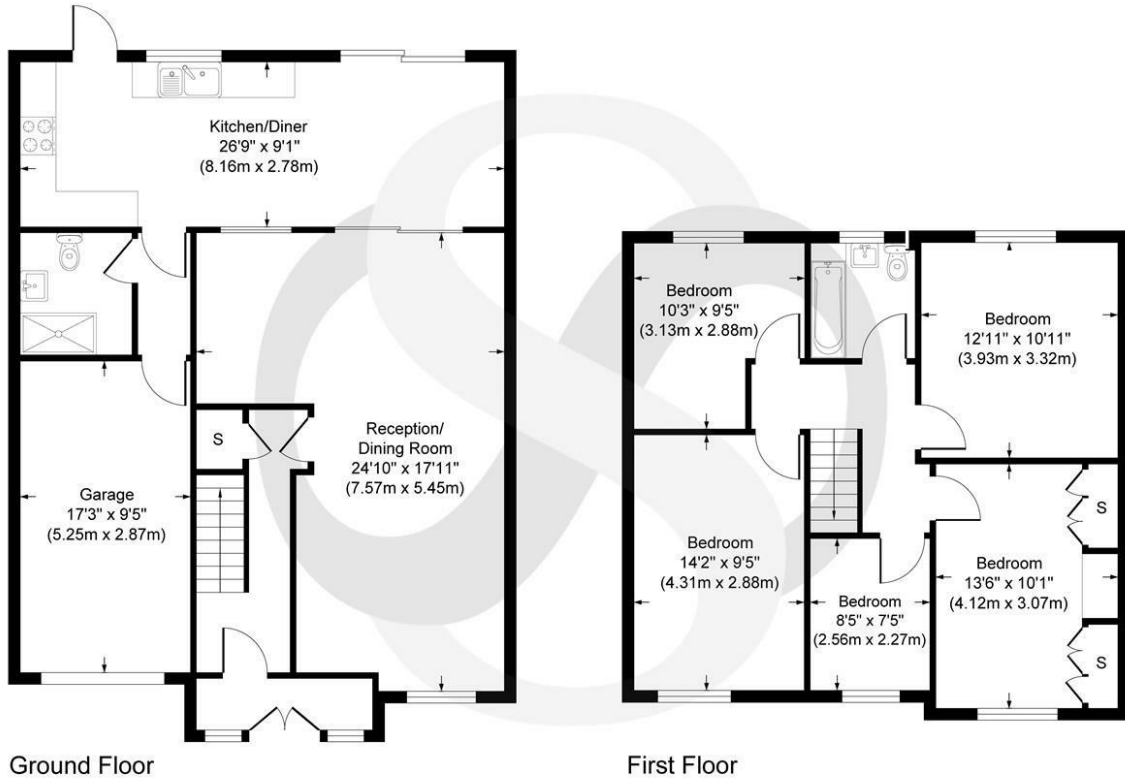
### Disclaimer

Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.




## Hatch Ln, Harmondsworth, West Drayton UB7 0BJ



**Approx. Gross Internal Floor Area 1626 sq. ft / 151.02 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
Produced by [www.truinteriorphoto.com](http://www.truinteriorphoto.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			

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