



Candover Close Harmondsworth UB7 0BD

OWN DRIVE / CUL-DE-SAC LOCATION: Situated in a popular village location, this 3/4 bedroom semi detached house is perfectly located for public transport to London Heathrow Airport and ideal for those looking for a good size family home or rental investment.

Features include a large entrance porch, hallway, 2 reception rooms, additional downstairs W.C, study and a kitchen / diner to the ground floor with 3 bedrooms and family bathroom to the first floor.

Well presented, this larger than average property is conveniently placed and offers easy access to the M4/M25 motorway networks. West Drayton mainline station to Paddington (Crossrail due 2022) is also only a short distance away.

Other benefits include own drive parking for 3/4 cars, well planned rear garden with patio, garage, gas central heating and double glazed windows and doors.

Accommodation

**3/4 Bedroom Semi
Detached House**

**Convenient Cul-De-Sac
Location**

2 Reception Rooms

**Gas Central Heating /
Double Glazing**

Kitchen / Diner

Garage + Own Drive

Parking 3/4 Cars

EPC Rating E / Freehold

Ground Floor

Entrance Porch - Tiled flooring, meter cupboard and door leading to hallway.

Hallway - Laminate flooring, radiator and under stair storage cupboard.

Reception Room 1 / Bedroom 4 - Laminate flooring, radiator, double glazed bay window.

Downstairs W.C - Low level W.C, wall mounted hand wash basin with storage under, extractor fan and tiled flooring.

Study - Fitted carpet, double glazed window and boiler.

Reception Room 2 - Fitted carpet, x 2 radiator and double glazed sliding doors to patio area.

Kitchen / Diner - Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect and door leading to garden.



First Floor

First Floor Landing - Fitted carpet, loft access and double glazed window.

Bedroom 1 - Fitted carpet, fitted wardrobe, radiator and double glazed bay window.

Bedroom 2 - Fitted carpet, radiator and dual aspect double glazed window.

Bedroom 3 - Fitted carpet, radiator and dual aspect double glazed window.

Bathroom - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath with shower attachment, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

Exterior

Outside Rear - Patio area, laid to lawn with well stocked

borders.

Outside Front - Block paved off street parking for 3/4 cars.

Own Driveway To Garage - Manual door to garage.

Tenure - Freehold.

About Harmondsworth - Harmondsworth is a district of the London Borough of Hillingdon to the north of London Heathrow Airport and near Junction 4 of the M4 giving access to the M25. Harmondsworth is just south of West Drayton which benefits from a bus station and a mainline station to Paddington and will be part of the Crossrail project due for completion in 2022 linking West Drayton to Canary Wharf. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

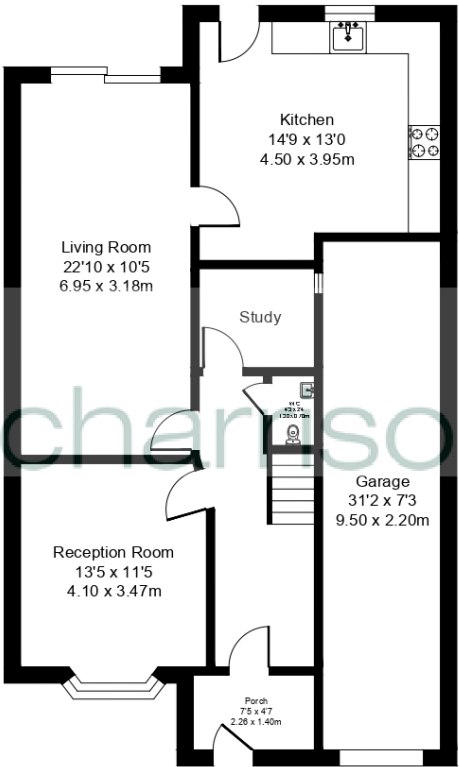
The historic village has a Post Office and two convenience stores, Harmondsworth Primary school and two public houses, The Crown and The Five Bells. Buildings of significant historical interest are The Great Barn, dating back to 1425, a Grade I listed building and a Scheduled Ancient Monument (the largest extant timber-framed building in England) and the church of St Mary which has parts dating back to the 12th century.

It is also home to the international head office of British Airways called The Waterside, and beside the huge office complex is Harmondsworth Moor, an area owned and managed by British Airways that was brought to its current state as part of the process to turn the open land into the complex and surrounding park.

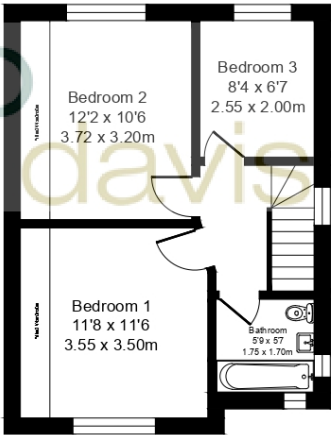




Ground Floor
Approx. 98.09 sq meters (1055.90 sq feet)



First Floor
Approx. 39.73 sq meters (427.66 sq feet)



Total Area Approx. 137.82 sq meters (1483.56 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		