

4 Bed Semi-Detached House

Offers in Excess of
£535,000



Hughenden Gardens UB5 6LB

Sought after location near to the junction of Yeading Lane & Kingshill Avenue for this spacious 'Nash' built extended 5 bedroom, 2 bathroom semi detached family home with extension potential to the rear (STPP).

The property is well presented throughout and provides excellent living accommodation arranged over 3 floors to include a large loft conversion with 2 bedrooms and a shower room / toilet.

Downstairs has an extended entrance hall, 28' Lounge / dining room, fitted kitchen, the 1st floor has 3 good sized bedrooms & a family bathroom, the loft has been professionally converted to provide 2 more bedrooms and a luxury shower room / toilet. outside has a 60' rear garden + forecourt parking for 2 cars.

Accommodation

5 Bedroom Semi Det.
Family home

28' Lounge / Dining Room

2 Bathrooms

Fitted Kitchen

Family Bathroom

Loft Conversion Extension

Extension Potential to Rear
STPP

Great Location

Ground Floor

Extended Entrance Hall. - Stairs to landing, understairs storage cupboard, radiator.

Lounge Area. - 28' 4" x 11' 3" (8.65m x 3.45m) Double glazed bay window to front aspect, radiator.

Dining Area. - Double glazed sliding patio doors, radiator.

Fitted Kitchen. - 9' 8" x 6' 4" (2.95m x 1.95m) Range of fitted wall, base & drawer units, stainless steel sink unit, fitted electric oven + gas hob, fitted freezer, wall mounted combination boiler (new 2019), space & plumbed for washing machine + dishwasher. double glazed windows to side aspect, double glazed door to garden.

Landing. - Built in staircase to Loft conversion, double glazed window to side aspect.

Bedroom 1. - 12' 9" x 9' 9" (3.9m x 2.98m) Double glazed windows to rear aspect, radiator, fitted wardrobes.

Bedroom 2. - 10' 7" x 9' 9" (3.25m x 2.98m) Double glazed windows to front aspect, radiator.

Bedroom 3. - 9' 5" x 6' 6" (2.88m x 2m) Double glazed windows to front aspect, radiator.

Family Bathroom. - 6' 10" x 6' 3" (2.1m x 1.92m) Modern styled suite comprising panelled bath + shower, hand wash basin, low level wc, heated towel rail, double glazed windows to rear aspect.

Bedroom 4 (loft conversion). - 16' 7" x 9' 6" (5.07m x 2.9m) L shaped double glazed window to front aspect.

Bedroom 5 (loft conversion). - 9' 10" x 9' 3" (3m x 2.82m) Double glazed window to rear aspect.

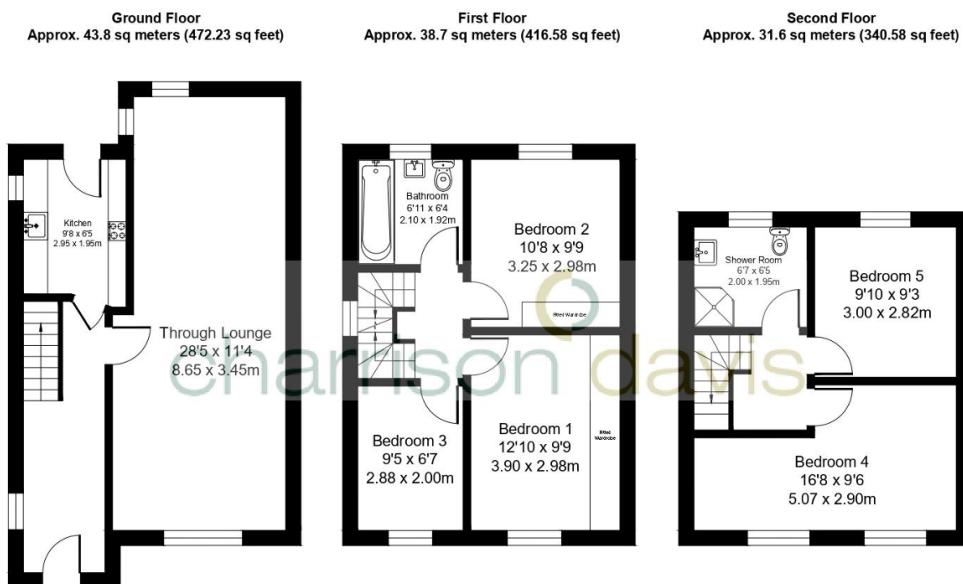
Luxury Shower room (loft conversion). - 6' 6" x 6' 4" (2m x 1.95m) Walk in shower, hand wash basin, low level wc double glazed windows to rear aspect, heated towel rail.

External. - 70' rear garden, detached garage via shared drive + forecourt parking for 2 cars.





Floorplans



Total Area Approx. 114.2 sq meters (1229.40 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		54 E
39-54	E		
21-38	F		
1-20	G		