



Douglas Crescent UB4 9BT

NO UPPER CHAIN! for this unique & stunning 2 double bedroom extended semi detached bungalow refurbished in style to a very high standard in 2018.

The property boasts many special features which need to be seen to be fully appreciated. The accommodation gives you a luxury kitchen to include appliances plus a spacious lounge and dining area, downstairs bathroom and double bedroom, upstairs has a large loft conversion providing a master bedroom and en-suite shower room. Outside the gardens have been re-landscaped with a large stone paved patio, well tended lawn, a wooden decked sun terrace and a detached brick built garden annexe.

Gated forecourt parking provides 2/3 spaces.

The property is located in a popular residential area near to a choice of schools, a shopping parade, 'Tesco' Superstore & main bus route links for Northolt Station, Ealing and Hayes Town (Hayes & Harlington Station, Cross rail anticipated 2022).

Accommodation

Ext. 2 Double Bedroom
Bungalow

Re-Furbished in 2018

Luxury Kitchen inc.
Appliances

Master Bedroom with En-
Suite

Downstairs Bathroom

Landscaped Rear Gardens

Gated Forecourt Parking

NO UPPER CHAIN!

Ground Floor

Enclosed Porch - Double glazed with storage cupboard.

Entrance Hall - Radiator, stairs to landing, 'Porcelain' feature flooring through to kitchen and lounge.

Luxury Kitchen - 21' 3" x 8' 2" (6.5m x 2.5m) Range of fitted wall & base units with 'Granite' work tops, 'Range' gas cooker, washing machine, fridge freezer, single sink unit, radiator, understairs cupboard housing 'Gloworm' boiler, downlights, skylight window provides additional natural light, double glazed windows to rear.

Reverse View -

Lounge/Dining Room - 21' 3" x 10' 4" (6.5m x 3.15m) 2 wall mounted vertical radiators + 1 standard radiator, downlights, skylight window provides additional natural light, double glazed full width 'Bi' folding doors to garden.

Reverse View -

Downstairs Bathroom - Panelled bath, hand wash basin, low level, tiled walls & flooring, double glazed window to front, heated towel rail.

Bedroom 2 (ground floor) - 10' 4" x 9' 8" (3.15m x 2.95m) Double glazed windows to front, radiator, laminate wood flooring, downlights.

Master Bedroom - 14' 11" x 14' 1" (4.55m x 4.3m) Double glazed windows to front & rear, eaves storage, radiator, laminate wood flooring, downlights.

Reverse View -

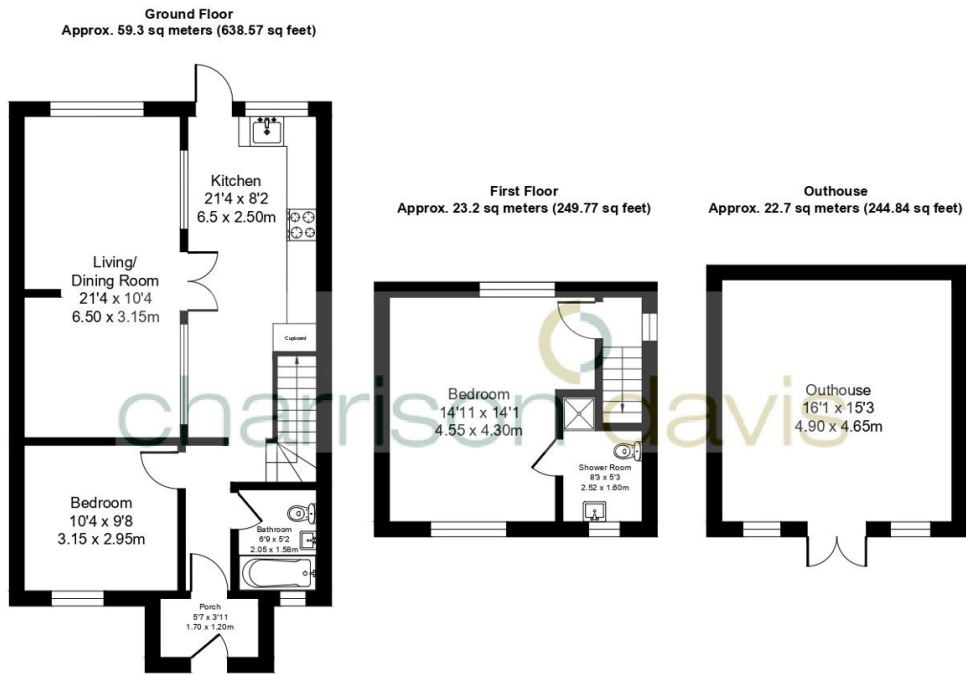
En-Suite - Walk-in shower, hand wash basin, low level wc

External - Re-landscaped rear garden with a feature stone paved patio, well tended lawn, wooden decked sun terrace and a large brick built & double glazed garden annexe and gated forecourt parking 2/3 cars.

Reverse View -







Total Area Approx. 105.2 sq meters (1133.20 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		