



£750,000

Warren Farm, Windmill Lane, UB2



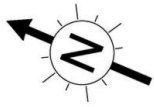
- 4 Bedrooms
- Semi Detached
- Almost 1900 Sq Ft
- 2 Bathrooms
- Off Street Parking
- Quiet Private Setting


An impressive, almost 1900 sq ft, four bedroom, semi-detached, family home with off street parking backing onto the open spaces of Warren Farm. The accommodation which offers high ceilings and an abundance of natural light, comprises 25'8" x 24'11" reception room, kitchen, large 31'4" x 11'1" bedroom with conservatory, shower room and studio/office. The first floor comprises 3 bedrooms and family bathroom with separate WC. Further benefits with this unique property include large wrap around garden with amazing views over Metropolitan Open Land, off street parking and an opportunity to extend STPP. Windmill Lane is in reach of Hanwell and Southall stations (Crossrail), road networks, bus routes, Grand Union Canal and excellent schools.

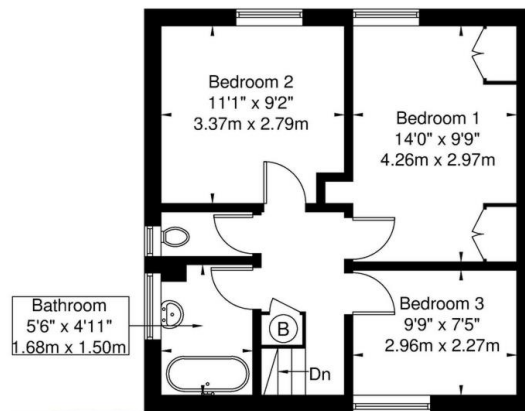


Warren Farm Sports Centre, UB2 4NE

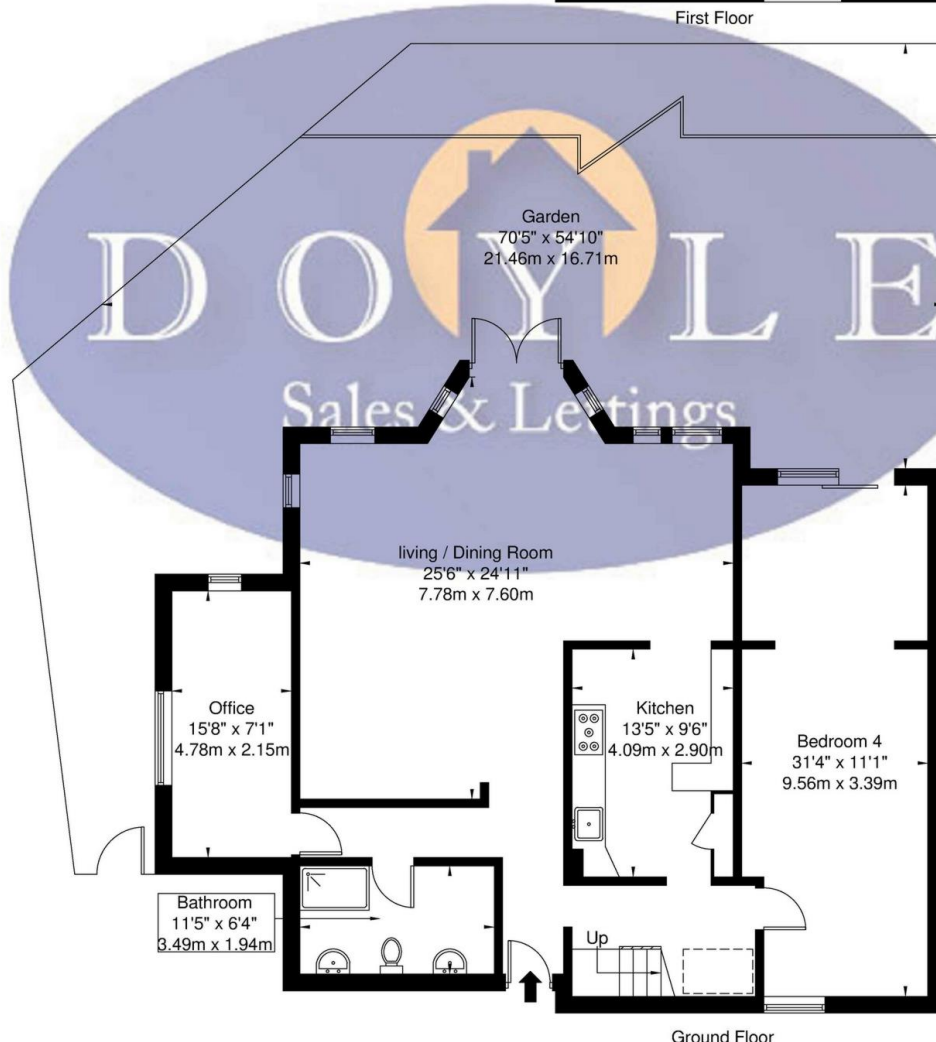
Approx. Gross Internal Area = 173.8 sq m / 1871 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

Ref

Copyright **BLEU**
PLAN

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating D

