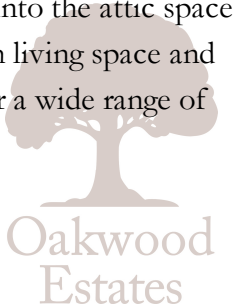




Oakwood Estates are delighted to present to the market this chain-free three-bedroom end-of-terrace family home in the desirable village of Harlington. Set in a quiet cul-de-sac location, offering spacious and versatile accommodation throughout, ideal for modern family living. The ground floor comprises two well-proportioned reception rooms, providing flexible options for separate lounge and dining areas, home working space, or open-plan living if desired. To the rear, a bright conservatory creates an additional reception area, enjoying views over the garden and providing a seamless link between indoor and outdoor living. Also located on the ground floor is a convenient shower room with WC, adding excellent practicality for guests and busy households / HMO.

To the first floor, the property offers three comfortable bedrooms, including two generous doubles and a well-sized third bedroom, along with a family bathroom. The layout is well balanced and offers scope for personalisation to suit individual needs. Externally, the home benefits from driveway parking to the front, while the rear features a private, low-maintenance garden, ideal for relaxing or entertaining without requiring extensive upkeep.

Further enhancing the appeal of the property is significant potential to extend to the side, rear or into the attic space (subject to the necessary planning permissions), offering an exciting opportunity to increase both living space and long-term value. This is a well-located and adaptable home with excellent potential, suitable for a wide range of buyers.



Property Information

- FREEHOLD
- NO ONWARD CHAIN
- TWO RECEPTIONS
- DRIVEWAY PARKING
- EASY TO MAINTAIN GARDEN

- COUNCIL TAX BAND: E ANNUAL PRICE: £2,500
- THREE BEDROOMS
- TWO BATHROOMS (ONE ON THE GROUND FLOOR)
- POTENTIAL TO EXTEND (STPP)
- CLOSE TO HEATHROW AIRPORT AND LOCAL MOTORWAYS

x3

Bedrooms

x2

Reception Rooms

x2

Bathrooms

x1

Parking Spaces

Y

Garden

N

Garage

Tenure

Freehold Property

Council Tax Band

Band: E
Annual Price: £2,500

Plot/Land Size

0.04 acres

Mobile Coverage

5G Voice and Data

Broadband

Basic: 16 Mbps
Superfast: 80 Mbps
Ultrafast: 1800 Mbps

Satellite / Fibre TV Availability

BT
Sky
Virgin

Area

Manor Lane is located in Harlington, Hayes, a well-established residential area within the London Borough of Hillingdon. The neighbourhood offers a convenient blend of suburban living with excellent access to local amenities, including shops, supermarkets, parks and everyday services in nearby Hayes town centre. The area is well connected for commuters, with Hayes & Harlington station providing fast Elizabeth Line services into Central London, Canary Wharf and Heathrow Airport, while numerous local bus routes serve surrounding areas. Road links are also strong, with easy access to the M4, A4 and M25, making travel across London and the wider motorway network straightforward.

Schools

The location is particularly popular with families due to its selection of well-regarded local schools, including a number of primary and secondary options in Harlington, Hayes and the wider Hillingdon area. These schools cater for a range of ages and abilities, and are supported by good transport links that widen the choice of education available across West London.

Council Tax

Band E

Floor Plan

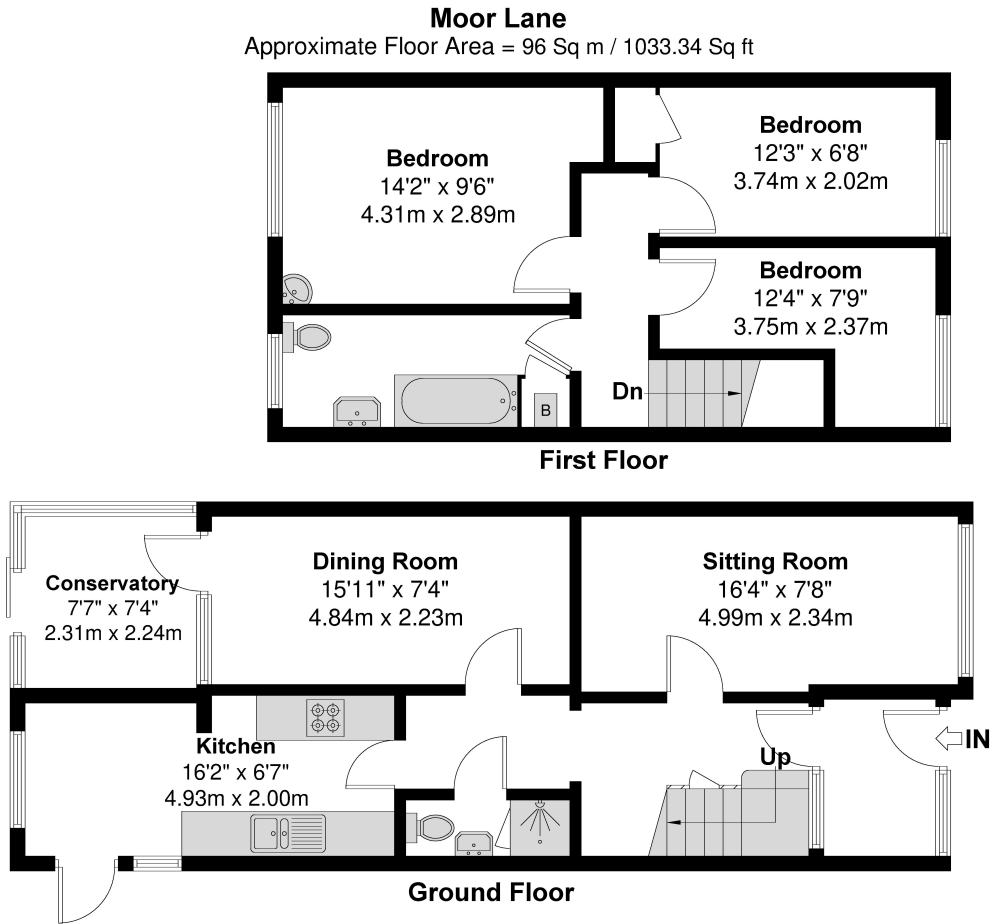


Illustration for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

