

**2 Bed Ground Floor
Apartment**

£1,200 per month



Frome Lodge 10 Cranford Lane UB3 5HA

SUPERB 2 BED APARTMENT / PRIVATE PARKING: Conveniently situated in a modern development within easy walking distance of local shops, William Byrd school and bus routes to London Heathrow Airport, this extremely well presented 2 bedroom (one double, one single) apartment is also within easy reach of both Hayes Town centre and mainline station which has frequent trains to Paddington (Crossrail due 2019)

Available immediately this superb property also benefits from well maintained block paved drive and outside spaces, gas central heating, double glazed windows, own front door and block paved private parking for 2 cars.

This ground floor property also features a fully fitted kitchen area with built in fridge/freezer, gas hob, electric oven and integrated dishwasher, washing machine in utility area, double bedroom with built in wardrobe, single bedroom, open plan lounge with bay window and a fitted bathroom suite with shower mixer taps

Accommodation

Superb 2 Bed Apartment

Perfect For Heathrow

**Modern Popular
Development**

Private Parking For 2 Cars

**Open Plan Kitchen +
Appliances**

**Double Glazing / Gas
Central Heating**

**Tenant Administration Fee
£400**

EPC Rating C

Ground Floor

Entrance Porch - Private part glazed front door. Coir matting and a radiator

Lounge Area - 17' 0" x 14' 9" (5.2m x 4.5m) (maximum sizes and incorporating integrated kitchen area) Fitted carpet and radiator. Double glazed window to front aspect.

Open Plan Kitchen Area - Laminated flooring and a gas central heating boiler. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, concealed extractor fan hood, electric oven, integrated fridge/freezer, integrated dishwasher and part tiled walls and splashbacks.

Utility Area - Fitted carpet, built in cupboard and a worktop with tiled splashback. Washing machine

Bedroom 1 - 19' 0" x 7' 10" (5.8m x 2.4m) (maximum sizes) Fitted carpet, built in wardrobes and a radiator. Double glazed window to front aspect.

Bedroom 2 - 8' 2" x 7' 10" (2.5m x 2.4m) Fitted carpet and radiator. Double glazed window to front aspect

Bathroom - 6' 10" x 6' 2" (2.1m x 1.9m) Ceramic tiled floor, extractor fan and chrome towel radiator. Three piece bathroom suite with shower mixer taps and shower screen, low level W.C. and pedestal hand basin.

Exterior

Outside - Communal garden area and private parking for 2 cars

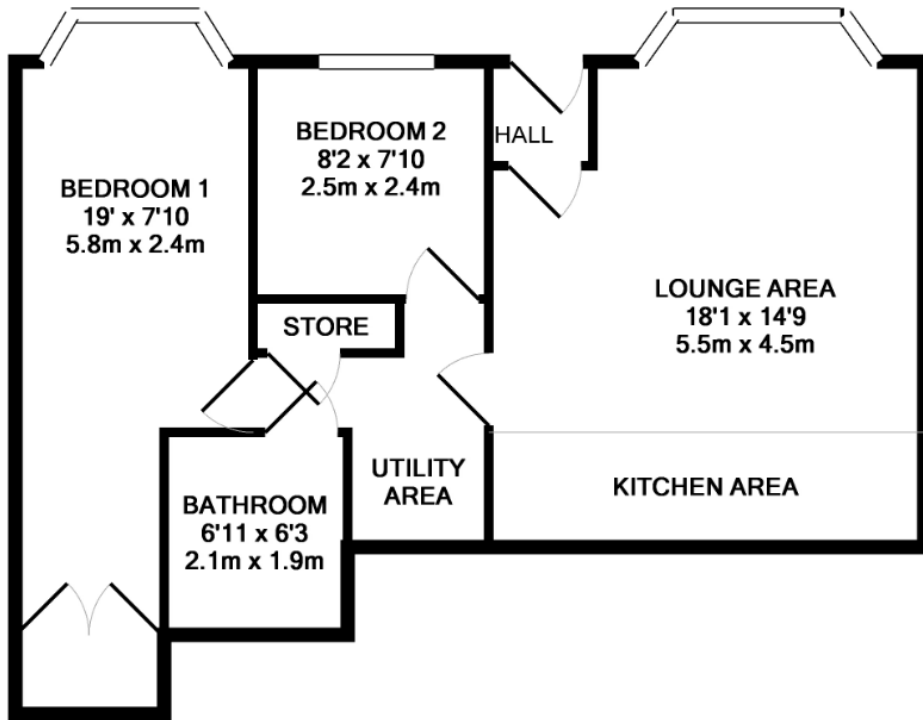
About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2019. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.



The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School.

The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.





TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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