



## Pembury Court High Street UB3 5ER

**2 DOUBLE BEDROOM MAISONETTE:** Situated conveniently in the heart of Harlington village this 2 bedroom maisonette is near William Byrd Primary School, local shops and bus routes to Heathrow Airport and Hayes and Harlington mainline station to Paddington (Crossrail due 2022). The M4 / M25 motorway networks are only a short drive away.

This spacious maisonette also offers good size accommodation and features double bedrooms, spacious lounge, fitted kitchen with appliances and a fitted bathroom with shower.

## Accommodation

2 Bedroom Ground Floor  
Maisonette

Convenient Location

Large Living Room

After Refurbishment

Available Immediately

Central Gas Heating /  
Double Glazing

Available Immediately

EPC Rating D

## Ground Floor

**Entrance Hall** - Carpet flooring and radiator.

**Living Room** - 14' 9" x 14' 11" (4.5m x 4.55m) Carpet flooring, radiator, cupboard with combi boiler and double glazed window to front aspect.

**Bedroom 1** - 11' 5" x 11' 3" (3.5m x 3.45m) Carpet flooring, radiator, double glazed window to front aspect.

**Bedroom 2** - 14' 6" x 8' 8" (4.45m x 2.65m) Carpet flooring, radiator, built-in cupboard and double glazed window to rear aspect.

**Bathroom** - 6' 4" x 5' 2" (1.95m x 1.6m) Vinyl flooring, pedestal hand basin, chrome towel rail, panel enclosed bath with shower mixer taps and frosted double glazed window.

**W.C.** - Vinyl flooring and frosted double glazed window.

**Kitchen** - 11' 1" x 8' 10" (3.4m x 2.7m) Vinyl flooring, fridge freezer, has hob, oven, extractor hood, range of base and eye level units, single drainer sink unit with tiled splashbacks, double glazed window to rear aspect and door to rear garden.

## Exterior

**Outside** - Low-maintenance front and rear garden.

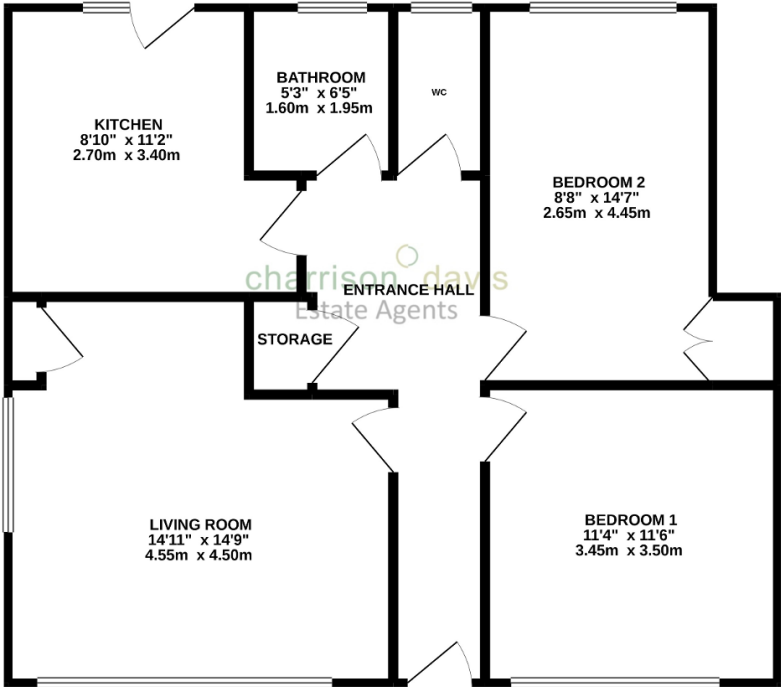
**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2022. 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 village High Street is also home to the Harlington Locomotive Society and West London Models.

GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 furniture, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagen ©2021

