

## **Manor Lane UB3 5EG**

1 BEDROOM GROUND FLOOR FLAT / A cosy 1 bedroom flat in popular sought after road in the centre of Harlington Village near shops and with bus routes to Heathrow Airport and the Bath Road. The M4/M25 motorway networks, Hayes and Harlington and West Drayton train stations.

This well laid out ground floor flat features a double bedroom, spacious lounge, fitted kitchen with built in oven, electric hob, a fitted shower room and private garden.

Other features include a drive, double glazed windows and gas central heating. Available from 26th August 2023.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,100
- \* Council Tax Band C

## **Accommodation**

**Ground Floor Apartment**

**Convenient Popular  
Location**

**Private Rear Garden**

**6 Month Tenancy Available**

**Gas Central Heating**

**Available Now**

**EPC Rating C**

## Ground Floor

**Entrance** - Part glazed front door.

**Bedroom** - 10' 5" x 12' 1" (3.2m x 3.7m) Wood laminate flooring, radiator, Double glazed window to rear aspect.

**Shower Room** - 5' 10" x 6' 10" (1.8m x 2.1m) Ceramic tiled flooring and an extractor fan. Three piece shower-room suite to include a pedestal hand basin, low level W.C.

**Open plan Lounge/ Kitchen** - 15' 8" x 13' 1" (4.8m x 4m) Wood laminate flooring and radiator. Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, electric oven, and part tiled walls and splashbacks. Double glazed windows and double glazed doors to garden.



## Exterior

**Front Garden** - Block paved off street parking

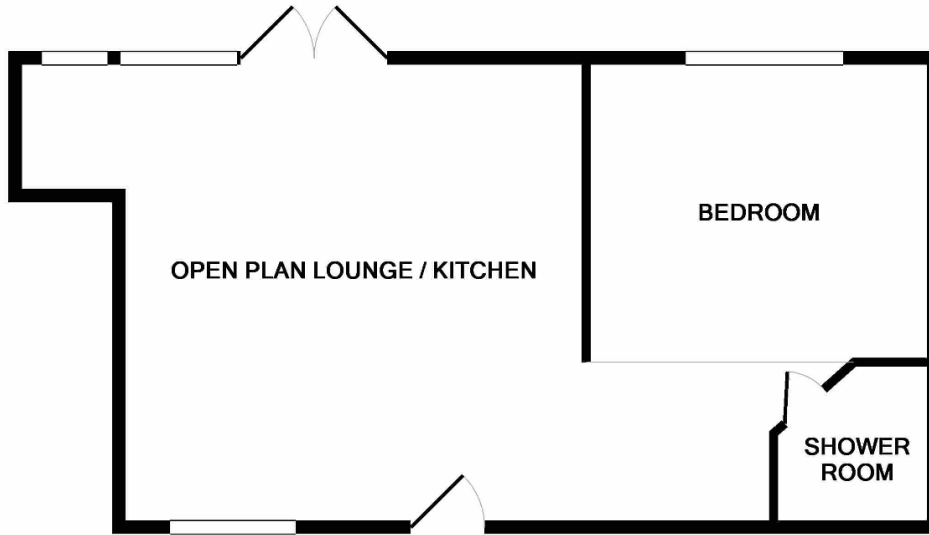
**Garden** - Private garden.

**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 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 village High Street is also home to the Harlington Locomotive Society and West London Models.

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.



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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