



## The Crescent UB3 5NA

**2 DOUBLE BED MAISONETTE / CONVENIENT LOCATION:** This 2 bedroom maisonette situated within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes to the Bath Road and London Heathrow Airport. The M4/M25 networks and Hayes mainline station to Paddington are also only a short drive away.

This Property is available immediately this extremely spacious property features a good size lounge, inner hall with storage cupboards, good size double bedrooms and a three-piece bathroom.

Other benefits include double glazed windows, gas central heating, residents permit parking and private rear garden.

- \* Minimum Tenancy 6 Months
- \* Deposit £1,250
- \* Council Tax Band C

## Accommodation

2 Bedroom Maisonette

Ground Floor

Convenient Popular  
Location

Gas Central Heating /  
Double Glazing

Private Rear Garden

Available Immediately

EPC Rating TBC

## Ground Floor

**Entrance** - uPVC front door into hallway

**Lounge** - 12' 9" x 9' 6" (3.9m x 2.9m) Fitted carpet and a radiator. Double glazed window to front aspect

**Kitchen** - 6' 10" x 7' 2" (2.1m x 2.2m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan, electric oven, space for fridge/freezer and part tiled walls and splashbacks. Double glazed window and door to rear garden.

**Bathroom** - Vinyl flooring and radiator. Three-piece bathroom suite to include a bath with shower mixer taps, pedestal hand basin, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

**Bedroom 1** - 11' 1" x 8' 6" (3.4m x 2.6m) Fitted carpet, radiator and rear aspect double glazed window.

**Bedroom 2** - 10' 9" x 7' 2" (3.3m x 2.2m) Fitted carpet, radiator and rear aspect double glazed window.



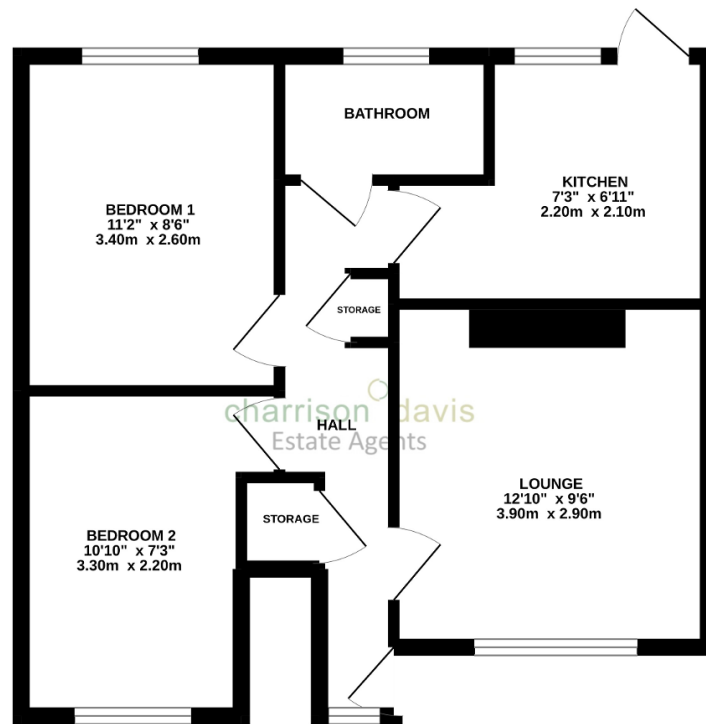
## Exterior

**Outside** - Front and rear garden laid to lawn.

**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.



GROUND FLOOR



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 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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