



## Hudson Road UB3 5EL

**3 DOUBLE BEDROOM MAISONETTE / GREAT LOCATION:** This unusually spacious 3 bedroom maisonette offers easy access to bus routes to the Bath Road and London Heathrow Airport and is situated in one of Harlington's more sought after locations.

Perfect for the first time buyer or as an investment opportunity this lovely home is also near the local High Street facilities and only a short drive to the M4 / M25 motorway networks.

Priced to sell this property features a spacious lounge, fitted kitchen, fitted bathroom and 3 double bedrooms.

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

## Accommodation

3 Bedroom Maisonette

Gas Central Heating

No Upper Chain

Double Glazing

Close To School

Fitted Kitchen

100+ Year Lease

EPC Rating E / Leasehold

## Ground Floor

**Entrance Hall** - 5' 11" x 3' 3" (1.81m x 1.01m) Wooden front door.

**Living Room** - 12' 9" x 16' 2" (3.89m x 4.95m) Double glazed window and fitted carpet.

**Kitchen** - 9' 7" x 8' 5" (2.94m x 2.58m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine, wall mounted boiler and part tiled walls and splashbacks. Double glazed window to aspect

**Bedroom 1** - 11' 2" x 13' 1" (3.41m x 4.01m) Double glazed window and fitted carpet.

**Bedroom 2** - 8' 10" x 9' 4" (2.7m x 2.87m) Double glazed window and fitted carpet.

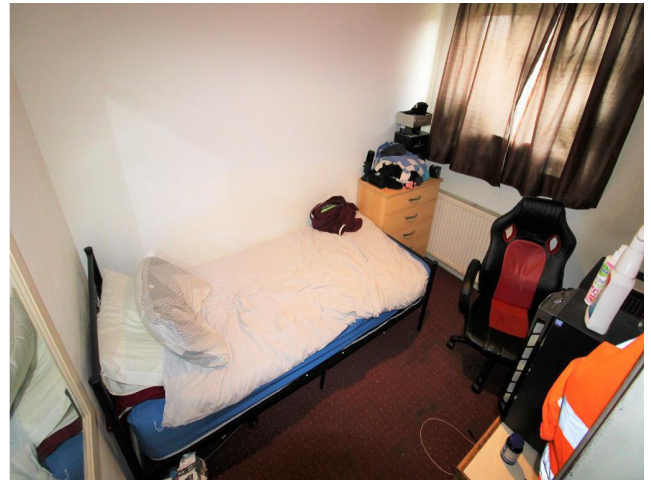
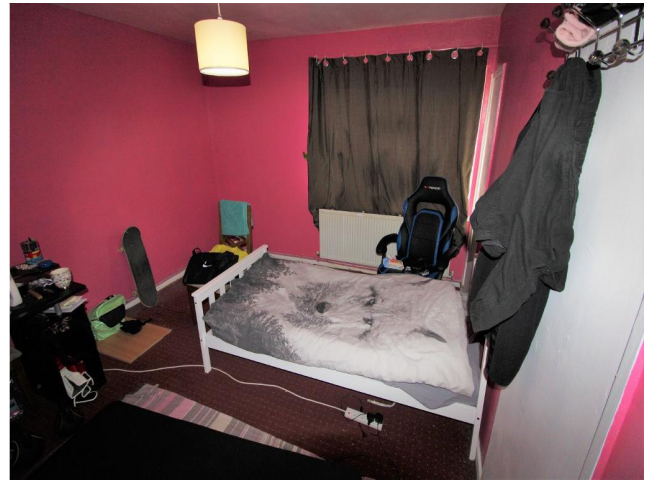
**Bedroom 3** - 10' 7" x 9' 5" (3.25m x 2.88m) Double glazed window and fitted carpet.

**Bathroom** - 6' 0" x 5' 9" (1.84m x 1.76m) Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, low level W.C. and tiled walls and splashbacks. Frosted double glazed window.

## Exterior

**Tenure** - Leasehold: 125 years from 25th March 2000 although Vendors solicitor will confirm exact term remaining.

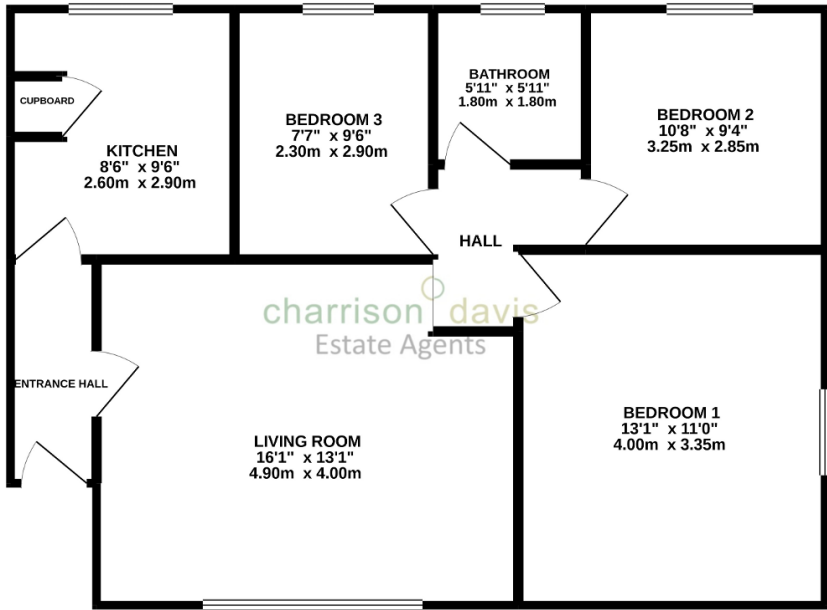
Service Charge & Ground rent: Approximately £1,226.70 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.







FIRST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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 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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