

Estate Agents and Property Consultants

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£300,000



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 Harlingtons 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

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. Threepiece 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.

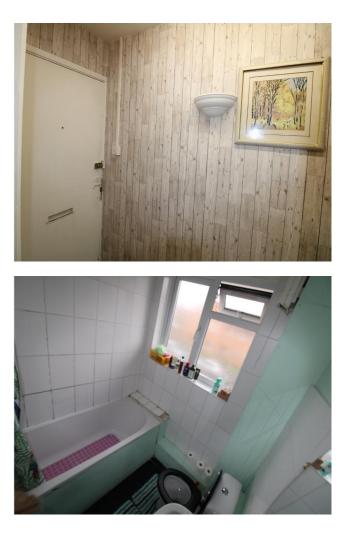








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FIRST FLOOR 689 sq.ft. (64.0 sq.m.) approx.

