

3 Bed Semi-Detached

Guide Price
£440,000



Saunton Avenue UB3 5HG

SPACIOUS 3 BEDROOM SEMI / POPULAR LOCATION: Situated in the ever popular Cranford Cross this extremely spacious 3 bedroom semi detached house offers easy access to the Bath Road with bus routes to London Heathrow Airport and Hounslow, Hayes mainline station to Paddington (Crossrail due 2020) and the shopping facilities of Cranford.

Currently let on a Statutory Periodic Assured Shorthold Tenancy Agreement and available for prospective home owners or investors, this property is offered with no upper chain and features a superb 20ft kitchen diner with some appliances, additional W.C. and a large lounge with doors to garden to the ground floor and a 16ft master bedroom with ensuite, family bathroom and 2 further bedrooms to the first floor.

Other benefits include, gas central heating, double glazed window, shingle off street parking and enclosed rear garden with patio area.

Accommodation

Spacious 3 Bedroom Semi Detached

Sought After Cul-De-Sac Location

Superb 20ft Kitchen/Diner

Own Drive Parking

Ensuite To Master Bedroom

Additional Downstairs W.C.

No Upper Chain

EPC Rating C / Freehold

Ground Floor

Entrance - uPVC front door

Hall - Tiled floor, two built in cupboards and a radiator

Downstairs W.C. - Tiled flooring and chrome towel radiator. Hand basin on storage unit and low level W.C. Frosted double glazed window.

Lounge - 16' 0" x 12' 9" (4.9m x 3.9m) Wood laminate flooring and two radiators. Double glazed doors and double glazed windows to rear aspect.

Kitchen / Diner - 20' 4" x 8' 10" (6.2m x 2.7m) Tiled flooring and a radiator. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for a washing machine and part tiled walls and splashbacks. Double glazed window to front aspect

First Floor

Landing - Fitted carpet, loft hatch and built in cupboard.

Master Bedroom - 16' 8" x 9' 2" (5.1m x 2.8m) Fitted carpet and radiator. Double glazed window to front aspect.

Ensuite - Tiled flooring, extractor fan and chrome towel radiator. Three-piece shower-room suite to include a fully tiled shower cubicle, hand basin, low level W.C. and part tiled walls and splashbacks.

Bathroom - Tiled flooring, electric shaver point and chrome towel radiator. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, hand basin, low level W.C. and fully tiled walls and splashbacks. Frosted double glazed window.

Bedroom 2 - 13' 1" x 8' 10" (4m x 2.7m) Fitted carpet and radiator. Double glazed window to rear aspect

Bedroom 3 - 8' 10" x 6' 10" (2.7m x 2.1m) Fitted carpet and radiator. Double glazed window to rear aspect

Exterior

Outside Front - Shingle off street parking



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*If you have instructed another agent on a sole agency basis, please read the terms of their agreement before contacting us. Should you decide to instruct us our normal commission rates will apply as detailed in our standard Term & Conditions which are available upon request.

Rear Garden - Mainly laid to lawn with patio area. Wood panel fencing

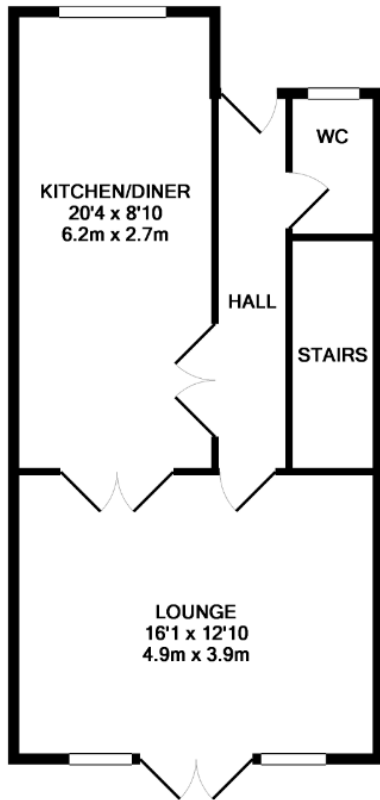
Tenure - Freehold

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 2020. 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.

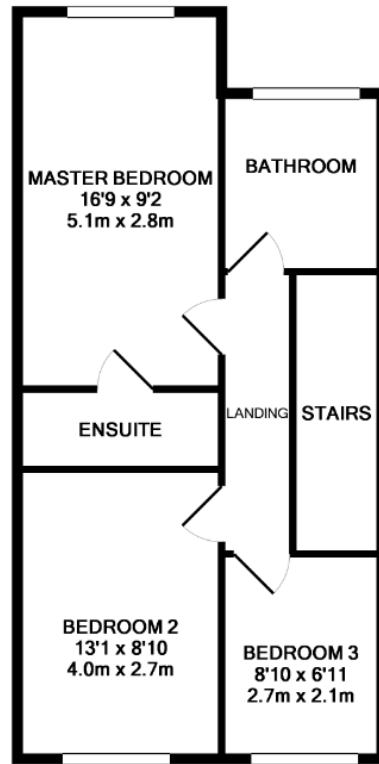
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The 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.

Floorplans



GROUND FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 SQ.M.)

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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Energy Efficiency and Environmental Impact

