

4 Bed Detached

Guide Price  
**£680,000**



## High Street UB3 5DP

**3/4 BEDROOM DETACHED CHALET BUNGALOW/ GREAT LOCATION:** Charrison Davis are delighted to bring to the market this real opportunity to acquire one of Harlington's most sought after properties. Currently a spacious family home the property also has great development potential STPP.

Located within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes to the Hayes and Harlington Station (Crossrail Link), Bath Road and London Heathrow Airport. The M4/M25 networks are also only a short drive away.

The detached property currently features a spacious lounge and dining area, 3 good size bedrooms, additional bedroom/study room, family bathroom, Kitchen, separate W.C. and large spacious front and rear gardens.

The property also benefits from double glazed windows, gas central heating, low maintenance garden and off street parking for 2 vehicles.

## Accommodation

Detached Chalet Bungalow

3/4 Bedroom

Sought After Village  
Location

Large plot area

Excellent development  
potential STPP

Off Street Parking

Gas Central Heating /  
Double Glazing

Freehold / EPC rating TBC

## Ground Floor

**Living Room - 14' 6" x 12' 3" (4.43m x 3.74m)** Laminate flooring, radiator, sliding doors to rear garden and side aspect double glazed window.

**Dining Area - 8' 11" x 9' 6" (2.74m x 2.92m)** Laminate flooring, radiator and rear aspect double glazed window.

**Kitchen -** Vinyl flooring, built in fridge freezer, gas hob and oven, range of base and eye level units, single drainer sink unit, serving hatch to dining area and side aspect double glazed window.

**Bedroom 1 - 11' 0" x 9' 10" (3.37m x 3m)** Laminate flooring, built in cupboards, radiator and front aspect double glazed window.

**Bedroom 4 / Study - 5' 9" x 5' 6" (1.77m x 1.7m)** Laminate Flooring, front aspect double glazed window.

**Bathroom -** Tiled flooring and fully tiled walls. Panel enclosed bath with shower mixer taps, pedestal wash hand basin, low level wc, towel rail and double glazed window to front aspect.



## First Floor

**Bedroom 2 - 14' 7" x 12' 3" (4.47m x 3.75m)** Fitted carpet, radiator, two storage/wardrobe areas, and front aspect double glazed window.

**Bedroom 3 - 11' 2" x 10' 11" (3.42m x 3.34m)** Fitted carpet, radiator, built in wardrobes, storage area and rear aspect double glazed windows.

**WC -** Vinyl flooring and fully tiled walls. Pedestal hand basin, low level W.C., hand towel rail and double glazed side aspect window.

## Exterior

**Outside Front -** Laid to lawn area with plant border and driveway suitable for two vehicles. Access to rear.

**Outside Rear -** Mainly laid to lawn with plant border and patio area.





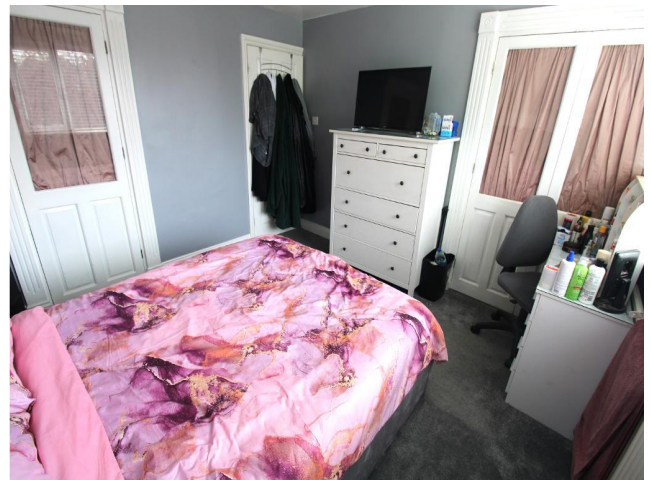
**Tenure** - Freehold

**Council Tax** - London Borough of Hillingdon Band D.

**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. 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.

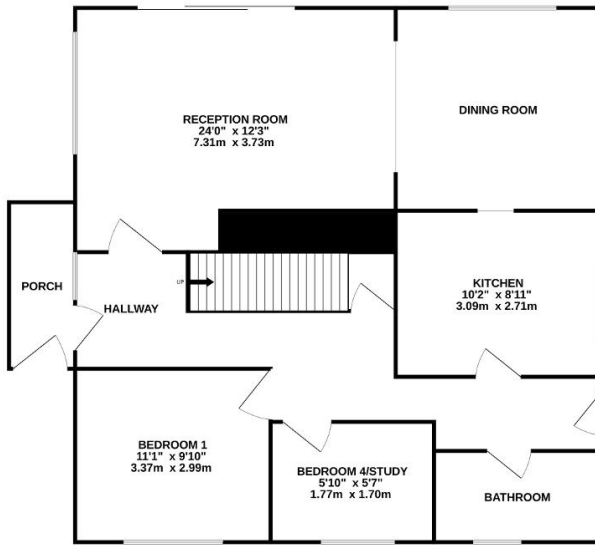
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The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

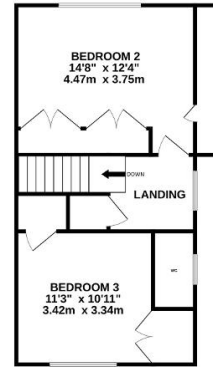




GROUND FLOOR  
1929 sq.ft. (178.8 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 2384 sq.ft. (221.5 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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