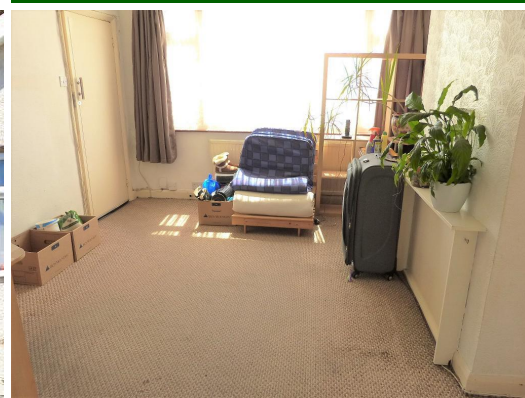


2 Bed Terraced House

£1,400 per month



Winchester Road UB3 5JB

2 BEDROOM HOUSE / SOUGHT AFTER LOCATION: An extended 2 bedroom mid terrace house located in the ever popular Cranford Cross adjacent to the Bath Road giving easy access to London Heathrow Airport and the Parkway with its links to the M4/M25 motorway networks.

Property features a large fitted kitchen area, dining area and lounge, two double bedrooms and bathroom.

Benefits include a mature 60ft rear garden, gas central heating and double-glazed windows.

- * Minimum Tenancy 6 Months
- * Deposit £1,400
- * Council Tax Band D

Accommodation

Terraced House

2 Bedrooms

Large Lounge

Double Glazing & Gas
Central Heating

Private Rear Garden

Available December

EPC Rating TBC / Freehold

Ground Floor

Entrance Hall - Fitted carpet.

Lounge Area - Fitted carpet, radiators and double glazed windows.

Kitchen - Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point with free standing oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect and door.



First Floor

Bedroom 1 - Fitted carpet, radiator, fitted wardrobes and double glazed window.

Bedroom 2 - Fitted carpet, radiator, fitted wardrobes and double glazed window.

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



Exterior

Outside Front -

Outside Rear -

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

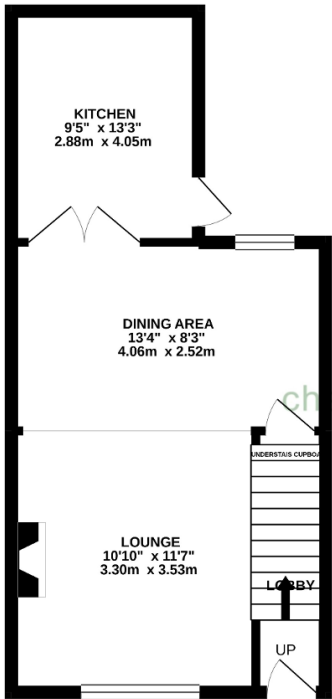


restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.

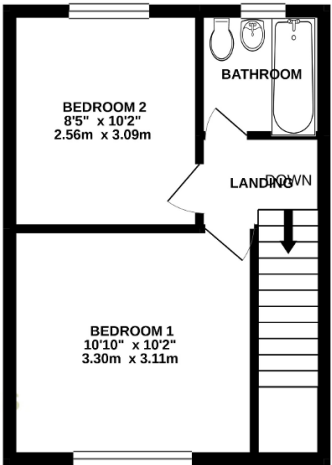
The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.



GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



FIRST FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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. The 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 Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 61 D | 62 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |