



Manse Close UB3 5ED

SPACIOUS 2 DOUBLE BED MAISONETTE / SOUGHT AFTER LOCATION: A well presented 2 bedroom maisonette in an enviable cul-de-sac location perfect for High Street facilities and bus routes to London Heathrow Airport and Hayes and Harlington mainline station to Paddington (Crossrail due 2020).

This much larger than average ground floor maisonette features a spacious lounge, double bedrooms, fitted kitchen and a fitted bathroom with integrated shower.

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

Accommodation

Spacious 2 Bed Maisonette

Includes Water Rates

Perfect For Heathrow /
Bath Road

Gas Central Heating /
Double Glazing

Private Rear Garden

Fitted Bathrom + Shower

Cul-De-Sac Location

EPC Rating C

Ground Floor

Entrance - uPVC front door into lounge

Lounge - 15' 1" x 10' 9" (4.6m x 3.3m) Wood laminate flooring and a radiator. Double glazed window to front aspect

Kitchen - 9' 10" x 8' 10" (3m x 2.7m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, concealed extractor fan, electric oven, space for fridge/freezer and part tiled walls and splashbacks. Double glazed window to rear aspect

Inner Hall - Built in utility cupboard with plumbing for washing machine and space and vent for a tumble dryer

Bathroom - Ceramic tiled floor and radiator. Three-piece bathroom suite to include a bath with shower mixer taps and separate shower facility with thermostatic 'rain shower', hand basin on storage unit, low level W.C. and part tiled walls and splashbacks. Frosted double glazed window.

Bedroom 1 - 11' 9" x 10' 2" (3.6m x 3.1m) Wood laminate flooring and radiator. Double glazed window to front aspect.

Bedroom 2 - 11' 9" x 8' 2" (3.6m x 2.5m) Wood laminate flooring, built in wardrobes and radiator. Double glazed window to rear aspect.

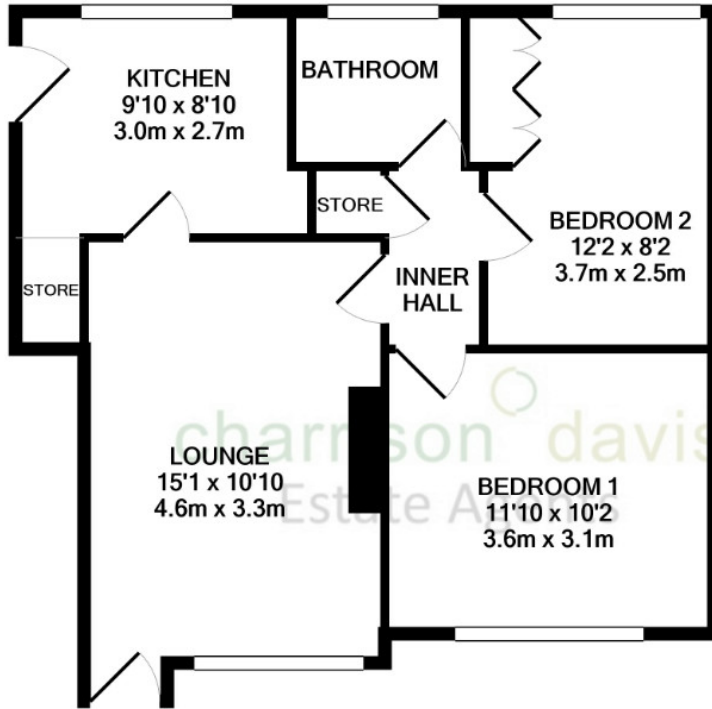


Exterior

Rear Garden - Low maintenance private rear garden. Large storage / garden shed, outside tap and lighting. Wood panel fencing

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.





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

