

3 Bed Detached

Guide Price  
**£400,000**



## Bath Road UB7 0EN

STRICTLY VIEW BY APPOINTMENT ONLY / DETACHED HOUSE:

A characterful 3 bedroom detached cottage built in the 1600's located a short distance to the east of the Duke of Northumberland's River in the sought after location of Longford Village with its two local public houses, petrol station and 24hr McDonalds drive through restaurant. Ideal for Terminal 5 and easy access to London Heathrow Airport and is also convenient for the Bath Road and the M4/M25 motorway networks.

The property features a spacious living area with fitted kitchen, 3 bedrooms and 3 bathrooms. Other features include gas central heating and feature fireplace. Outside is a private garden and large parking area with dual access.

A perfect property looking for a family home with a twist.

## Accommodation

Rarely Available

Grade II Property

1600's Detached Cottage

Three Bedroom

Gas Central Heating

Three Bathrooms

No Upper Chain / Off Street  
Parking

EPC Rating E / Freehold

## Ground Floor

**Entrance Hall** - 15' 2" x 5' 2" (4.63m x 1.59m) Fitted carpet and wooden beams.

**Reception Room 1** - 15' 2" x 14' 11" (4.63m x 4.55m) Fitted carpet, secondary glazed windows, brick built feature fire place and radiator.

**Utility Room** - 6' 1" x 6' 5" (1.86m x 1.98m) Tiled walls and secondary glazing.

**Sitting Room / Dining Room** - 15' 6" x 11' 8" (4.74m x 3.57m) Fitted carpet, secondary glazing, feature fireplace and radiator.

**Kitchen** - 5' 8" x 13' 9" (1.75m x 4.21m) Tiled flooring and radiator. Fitted wall and base units with worktops to include a single drainer sink unit with mixer tap, cooker point, gas hob, extractor fan hood, electric oven, part tiled walls and splashbacks. secondary glazed window and door leading to private garden.

**Downstairs W.C** - Low level W.C and wall mounted basin.



## First Floor

**First Floor Landing** - 10' 5" x 11' 9" (3.19m x 3.59m) Galleried Landing with fitted carpet and secondary glazed window.

**Bedroom 1** - 15' 10" x 11' 6" (4.84m x 3.51m) Fitted carpet, radiator, fitted wardrobes and secondary glazed windows.

**En Suite Bathroom** - Fitted carpet, radiator, low level w.c, pedestal wash hand basin, bidet, panel enclosed bath with shower attachment and secondary glazing.

**Bedroom 2** - 11' 6" x 8' 6" (3.51m x 2.61m) Fitted wardrobe, fitted carpet, radiator and secondary glazing

**Bedroom 3** - 6' 11" x 9' 4" (2.12m x 2.87m) Fitted wardrobe, fitted carpet, radiator and secondary glazing. (room size excludes fitted cupboards)

**Bathroom** - Fitted carpet 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. Secondary glazing.



## Exterior

**Outside Front** - Gravel sweeping driveway with dual entrance and brick built borders.

**Outside Rear** - Private garden laid to lawn with patio area.

**Tenure** - Freehold.

**Grade II** - Heritage Category: Listed Building

Grade II

List Entry Number: 1286577

Date first listed: 06-Sep-1974

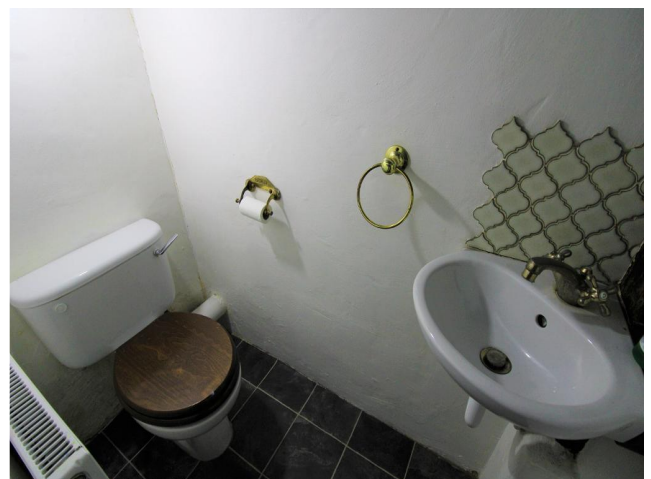
**About Longford** - Longford is a district of the London Borough of Hillingdon, on the north western perimeter of London Heathrow Airport. Longford village is a linear development astride the original Bath Road and as such close to the M25/ M4 motorway networks with the newer Junction 14 of the M25 for Terminal 5 airport roads only.

There are several hotels, a McDonalds fast food restaurant and a petrol service station just on the outskirts of the Village and two Public Houses within the Village centre.

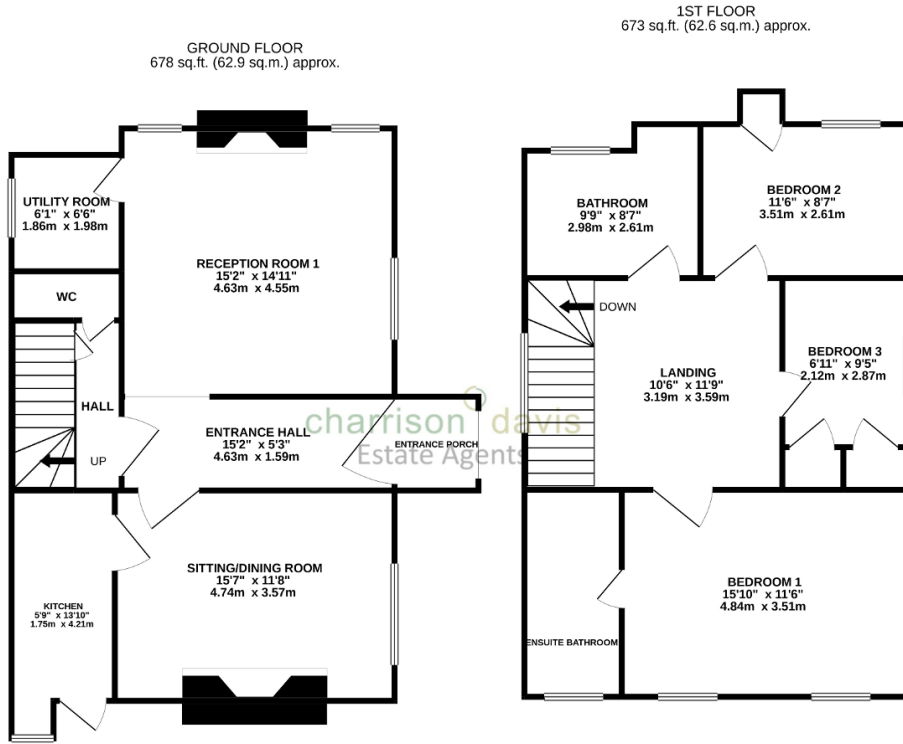
The area is characterized by an historic village core and similar-sized green buffer zones and much of the land surrounding the village of Longford is within the Metropolitan Green Belt.

Many of its buildings are included in the Longford Village Conservation Area which includes seven listed buildings. An old building, Yeomans, which has been subdivided into three flats is listed. Other listed buildings include Longford Cottage, Queen River Cottage and adjoining Willow Tree Cottage and King's Bridge which is the name of the 1834-built main bridge by the very last building at the west end of the (old) Bath Road street, which crosses the nearby siphoned off Longford River, which Charles I had constructed &#8212; this feeds Bushy Park and Hampton Court Gardens.

**Council Tax** - F.







TOTAL FLOOR AREA: 1351 sq.ft. (125.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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