



The Crescent UB3 5NB

2 BEDROOMS / FIRST FLOOR MASONETTE: A real opportunity to acquire a much larger than average 2 bedroom maisonette with tremendous potential and situated within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes to the Bath Road and London Heathrow Airport. The M4/M25 networks and Hayes mainline station to Paddington (Crossrail due 2021) are also only a short drive away.

This first floor property in need of work features a spacious lounge, kitchen, good size 2 double bedrooms and fitted bathroom.

This property benefits include double glazed windows, gas central heating, long lease and private rear garden.

Accommodation

2 Bedrooms

First Floor Maisonette

Double Glazing

Fitted Kitchen

Private Rear Garden

No Upper Chain / Long Lease

EPC Rating TBC / Leasehold

Ground Floor

Entrance Hall - Fitted carpet and stairs leading to first floor.

First Floor

Reception Room - 12' 5" x 9' 10" (3.8m x 3m) Laminate flooring, radiator and double glazed window.

Kitchen - 9' 10" x 7' 3" (3m x 2.22m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric hob, extractor fan hood, electric oven, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window and door to aspect

Bedroom 1 - 11' 5" x 9' 6" (3.5m x 2.9m) Laminate flooring, radiator and double glazed window.

Bedroom 2 - 11' 3" x 8' 2" (3.45m x 2.5m) Laminate flooring, radiator and double glazed window.

Bathroom - 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 Rear - Private large rear garden.

Tenure - Leasehold: Lease is 189 years from 29th September 1999 (Vendors solicitor will confirm exact term remaining.)

Ground Rent: to be confirmed by Vendors solicitor

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 2019. 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.

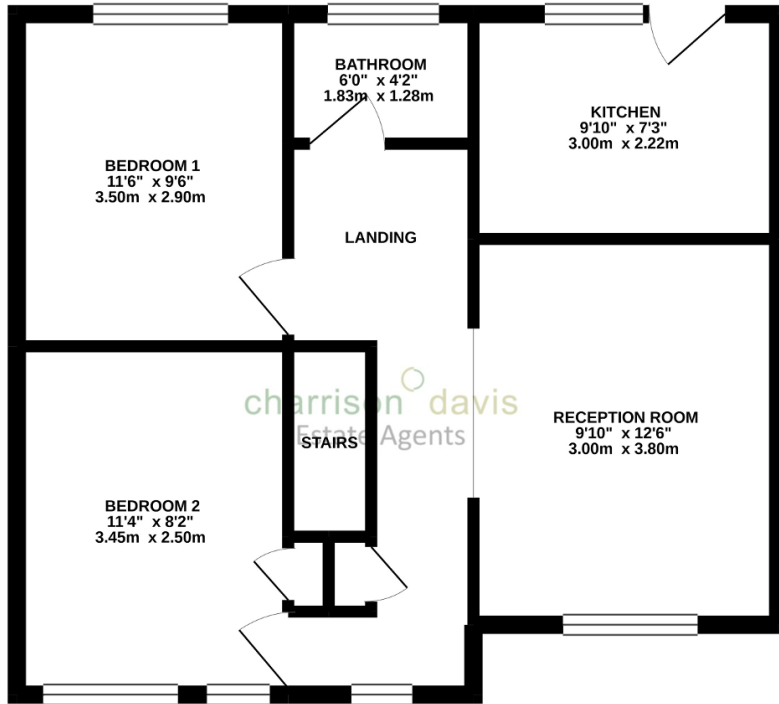
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The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

FIRST FLOOR



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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Energy Efficiency and Environmental Impact

