



Victoria Lane UB3 5EW

STUNNING FAMILY HOME / ENVIABLE LOCATION: A rare opportunity to acquire a 4 bedroom property in one of Harlington Village's most enviable locations.

Extremely well presented this superb property benefits from gas central heating, double glazed windows, mature large rear garden and an integral garage and other features include 2 reception rooms, spacious well fitted kitchen, good size bedrooms and 2 bathrooms.

The property is full of character and is also conveniently located for bus routes to Hayes mainline station to Paddington (Crossrail due 2022), the Bath Road and Heathrow Airport and is within walking distance to Harlington High Street.

Ideal for those looking for an investment opportunity and a family home alike.

Viewings are highly recommended.

Accommodation

4 Bedroom End Terrace House

Enviably Convenient Location

Extremely Well Presented

Gas Central Heating / Double Glazing

2 Reception Rooms

2 Bathrooms

Off Street Parking / Land To The Rear

EPC Rating C / Freehold

Ground Floor

Entrance Porch - 4' 7" x 3' 11" (1.4m x 1.2m) Tiled Flooring, Double glazed window to side aspect and access to garage.

Reception Room 2 - 10' 9" x 10' 9" (3.3m x 3.3m) Functioning open fireplace, mahogany flooring, double glazed window to front aspect

Reception Room 1 - 19' 0" x 9' 10" (5.8m x 3m) Feature fireplace, fitted carpet, French double doors, radiator.

Dining Room - 8' 2" x 10' 9" (2.5m x 3.3m) Fitted carpet, radiator, stairs to first floor.

Kitchen - 10' 9" x 10' 9" (3.3m x 3.3m) Tiled flooring, fridge, freezer, gas hob and oven, range of base and eye level units, washing machine, single drainer sink unit, spare fridge, double glazed window to rear aspect and door to rear garden.

Bathroom 2 - 8' 0" x 5' 2" (2.45m x 1.6m) Tiled flooring and partly tiled walls. Panel enclosed bath with shower mixer taps, pedestal wash hand basin, low level wc, chrome towel rail.



First Floor

Bedroom 2 - 11' 11" x 10' 9" (3.65m x 3.3m) Fitted carpet, radiator and double glazed window to rear aspect.

Bedroom 1 - 14' 1" x 9' 10" (4.3m x 3m) Fitted carpet, radiator, built-in wardrobe and double glazed windows to rear aspect.

Bedroom 3 - 11' 1" x 10' 4" (3.4m x 3.15m) Fitted carpet, radiator, double glazed window to front aspect.

Bedroom 4 - 11' 1" x 10' 4" (3.4m x 3.15m) Fitted Carpet, radiator and double glazed window to front aspect.

Bathroom 1 - 6' 2" x 7' 6" (1.9m x 2.3m) Tiled flooring and partly tiled walls. Panel enclosed bath with shower mixer taps, pedestal wash hand basin, low level wc, chrome towel rail, radiator and double glazed frosted window to side aspect.

Exterior

Garage - 15' 4" x 9' 10" (4.7m x 3m) Fusebox, boiler and manual up and over garage door.

Outside Front - Drive to the garage.

Outside Rear - Slabbed sitting area with access to rear, well maintained garden approx. 100m x 15m.

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 2022. 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.

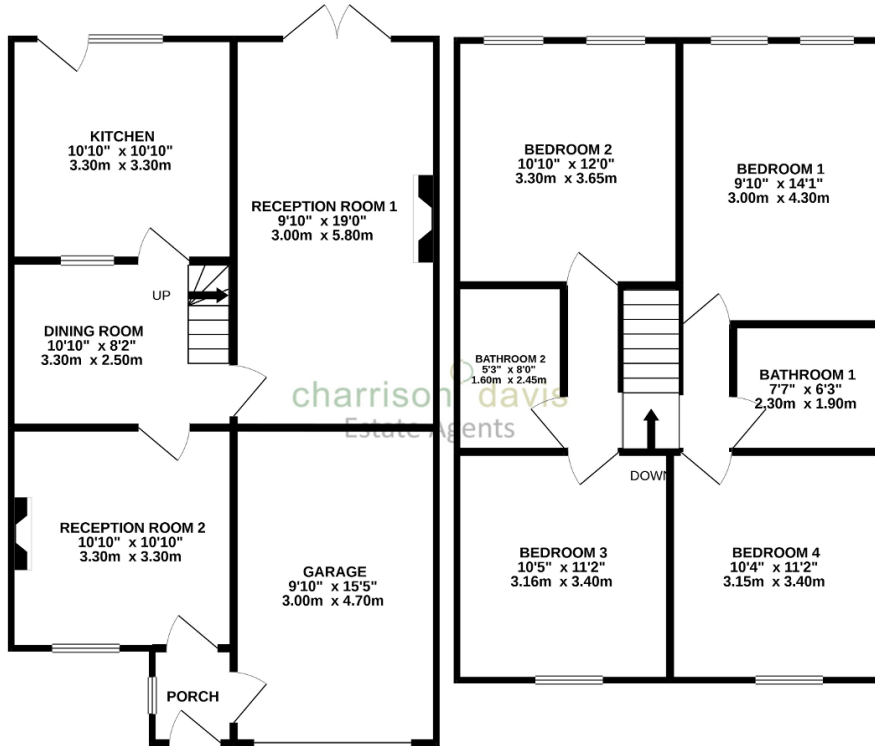
The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington,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





GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		