

Boltons Lane UB3 5BH

1 BEDROOM / GREAT LOCATION: A well presented 1 bed freehold property situated in an extremely popular modern development adjacent to Heathrow Airport and the Bath Road and with easy access to the M4/M25 motorway networks. Hayes and Harlington train station (Crossrail due 2022) and Hatton Cross tube station (Piccadilly Line) are also only a short drive away.

This well laid out one bedroom place is set in well kept communal grounds and features entrance hall, modern fitted kitchen with new combi boiler, double bedroom, bathroom, storage cupboards and spacious lounge.

Available with no upper chain this property also benefits from double glazed windows, gas central heating, front garden and allocated larger than average parking space.

Perfect for the first time or investment buyer.

Accommodation

1 Bedroom

Cluster House

Gas Central Heating

Modern Fitted Kitchen

Three-Piece Bathroom

No Upper Chain

Allocated Parking Space

EPC Rating D / Freehold

Ground Floor

Entrance Hall - Fitted carpet and large storage cupboard.

Lounge - 13' 1" x 13' 1" (4m x 4m) Fitted carpet, radiator and double glazed bay window.

Modern Kitchen / Breakfast Area - 9' 6" x 6' 6" (2.9m x 2m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine (New in October), part tiled walls and splashbacks. Double glazed window to the side aspect.



First Floor

First Floor Landing - Fitted carpet, x 2 storage cupboard and access to loft.

Double Bedroom - 13' 1" x 13' 1" (4m x 4m) Fitted carpet, radiator 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

Tenure - Freehold.

Outside - Large storage cupboard and front garden laid to lawn with path.

Parking - Parking space to the front of property.

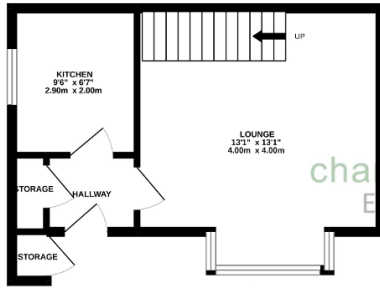
About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The 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.



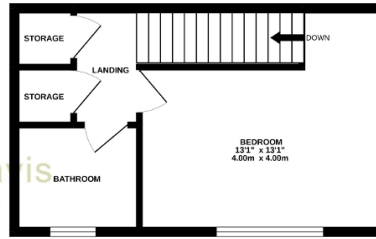
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The 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
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
0 sq.ft. (0.0 sq.m.) approx.



charrison davis
Estate Agents

TOTAL FLOOR AREA: 305 sq.ft. (28.3 sq.m.) approx.

While 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.
Made with Metropix ©2022

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		