

## Brickfield Lane UB3 5DY

**INVESTMENT OPPORTUNITY ONLY/ 3 BEDROOMS:** This well presented 3 bedroom house is situated in popular modern location near the High Street shops and bus routes to Heathrow Airport and the Bath Road and offering easy access to the M4/M25 motorway networks. Hayes and Harlington and West Drayton train stations (Crossrail due 2022) are also only a short drive away.

A 3 bedroom house, to the ground floor is 2 reception rooms, fitted kitchen and fitted bathroom. 3 bedrooms to the first floor.

Investment only.

## Accommodation

3 Bedrooms

End Of Terrace House

Well Presented

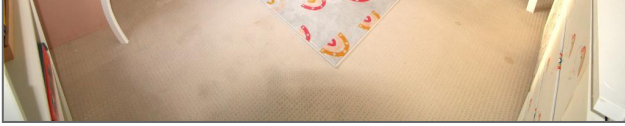
2 Reception Rooms

Modern Kitchen

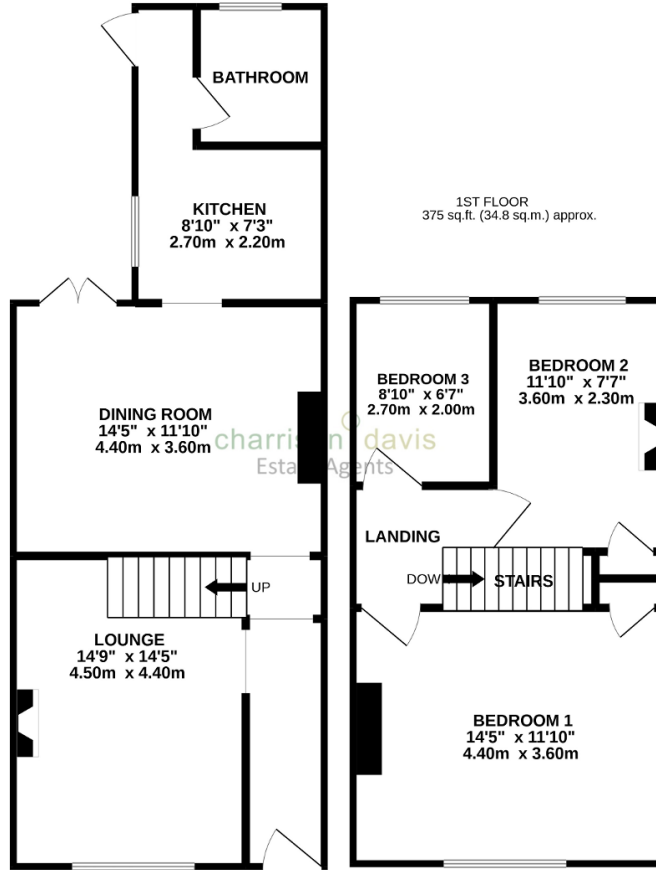
Modern Bathroom

Investment Only

EPC Rating E / Freehold



GROUND FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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		
69-80	C		79   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		