

3 Bed Terraced House

Guide Price  
**£300,000**



## Brickfield Lane UB3 5DY

### REGULATED TENANCY / INVESTMENT OPPORTUNITY:

Charrison Davis bring to the market this extremely rare opportunity to purchase a three bedroom terraced house currently with a regulated tenancy, a highly desirable investment under the right circumstances

This well presented 3 bedroom house currently comprising of two bedrooms is situated in popular 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 and Crossrail network.

Investment only.

## Accommodation

Regulated Tenancy

3 Bedroom Terraced House

Investment Only

Gas Central Heating /  
Double Glazing

2 Reception Rooms

Private Rear Garden

EPC Rating TBC / Freehold

## Ground Floor

**Reception Room - 14' 1" x 14' 1" (4.3m x 4.3m)** Fitted carpet, radiator, fire place, front aspect double glazed window, stairs leading to first floor, door leading to sitting/dining room.

**Sitting/dining room - 14' 1" x 11' 9" (4.3m x 3.6m)** Fitted carpet, radiator, rear aspect window, door leading to kitchen.

**Kitchen - 11' 9" x 8' 11" (3.6m x 2.74m)** Laminate flooring, Fitted wall and base units and part tiled walls. Side aspect window, door leading to access room.

**Access Room -** Doors leading to garden, bathroom and kitchen.

**Bathroom -** Laminate flooring, three-piece bathroom suite to include a panel enclosed bath, hand basin, low level W.C, rear aspect window.



## First Floor

**Bedroom 1 - 14' 1" x 14' 1" (4.3m x 4.3m)** Fitted carpet, radiator, rear aspect double glazed windows.

**Bedroom 2 - 14' 1" x 11' 9" (4.3m x 3.6m)** Fitted carpet, radiator, fitted wardrobes, front aspect double glazed window.



## Exterior

**Front -** Path leading to front door with planted area.

**Rear -** Mainly laid to lawn with concrete path, planting border and patio area.

**Council Tax -** D.

**Tenure -** Freehold.

**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 linking the Hayes and Harlington station to Canary Wharf with a journey time being just 34 minutes.

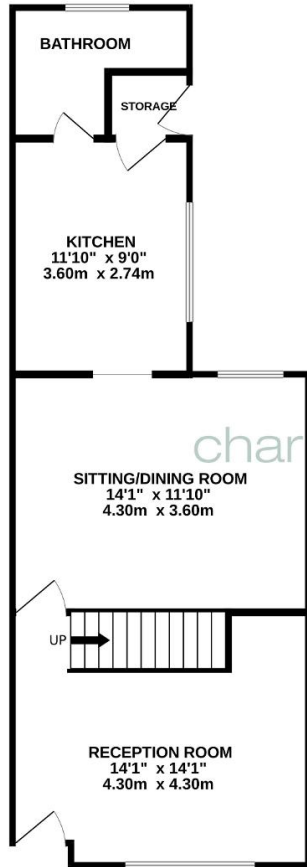


Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

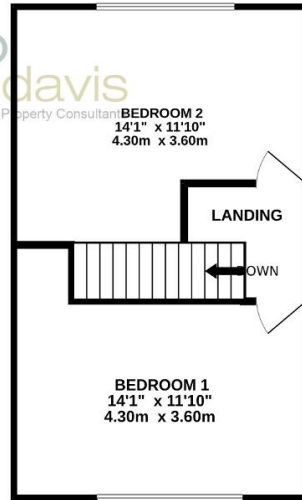
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The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



GROUND FLOOR  
524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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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