



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

Investment Opportunity

3 Bedroom Terraced House

2 Reception Rooms

Fitted Kitchen

Private Rear Garden

EPC Rating TBC / Freehold

Ground Floor

Entrance Hall - Hard flooring and radiator.

Reception Room - 14' 5" x 11' 1" (4.4m x 3.4m) Radiator and front aspect glazed window.

Sitting / Dining Room - 14' 1" x 11' 9" (4.3m x 3.6m) Hard flooring, fireplace, doorway leading to kitchen and upvc door leading to garden.

Kitchen - 9' 2" x 7' 2" (2.8m x 2.2m) Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, hob, electric oven, space for fridge/freezer and part tiled walls and splashbacks.

Bathroom - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, pedestal hand basin, low level W.C. and tiled walls and splashbacks.

Utility Room - 12' 1" x 9' 5" (3.7m x 2.89m) Worktop, plumbing for washing machine, dishwasher and dryer. glazed units and door leading to back garden.

First Floor

Bedroom 1 - 14' 1" x 11' 9" (4.3m x 3.6m) Fitted carpet, fitted wardrobe, radiator and double glazed window.

Bedroom 2 - 11' 9" x 7' 6" (3.6m x 2.3m) Fitted carpet, fitted wardrobe, radiator and double glazed window.

Bedroom 3 - 8' 10" x 6' 6" (2.7m x 2m) Fitted carpet, fitted wardrobe, radiator and double glazed window.

Exterior

Outside front - Patio with bedding

Outside rear - Patio area with borders and shed

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.

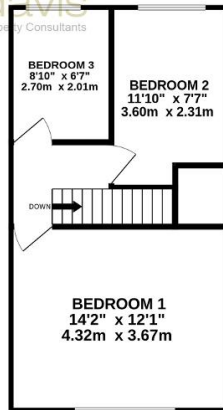
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The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

Council Tax - D.

GROUND FLOOR
626 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 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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