



## Cranford Lane UB3 5HB

**2 DOUBLE BEDROOMS / GREAT LOCATION:** A spacious 2 bedroom end of terraced cottage in convenient location overlooking open farmland and within walking distance of the High Street, William Byrd school and bus routes to both Heathrow Airport and Hayes mainline station to Paddington (Crossrail due 2022). The M4/M25 motorway networks and Bath Road are only a short drive away.

This period end terrace home features 2 reception rooms, modern fitted kitchen, 2 double bedrooms and family shower room.

Other benefits include gas central heating, large private south facing garden with garage at the rear.

## Accommodation

2 Bedrooms

End Of Terrace Cottage

Well Presented

2 Reception Rooms

Modern Kitchen

Private Rear Garden

Garage

EPC Rating E / Freehold

## Ground Floor

**Entrance Hall** - Tiled flooring and stairs leading to first floor.

**Reception Room 1** - Front aspect double glazed window, radiator, feature fireplace and fitted carpet.

**Reception Room 2** - Rear aspect double glazed window, radiator, x 2 storage cupboards and laminate flooring.

**Kitchen** - Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls. Double glazed windows and door to aspect.



## First Floor

**First Floor Landing** - Fitted carpet.

**Bedroom 1** - Front aspect double glazed window, fitted wardrobes, feature fireplace, radiator and laminate flooring.

**Bedroom 2** - Rear aspect double glazed window, radiator, access to loft, fitted cupboards and laminate flooring

**Shower Room** - Tiled flooring and wall mounted heated towel rail. Three-piece shower suite to include double shower cubicle, inset wash hand basin with storage under, low level W.C. and tiled walls. Frosted double glazed window.



## Third Floor

**Loft Room** - Boarded and lighting with pull down ladder.

## Exterior

**Outside** - Large decking area with brick built storage and well stocked rear garden.

**Garage** - To the rear of the property.

**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



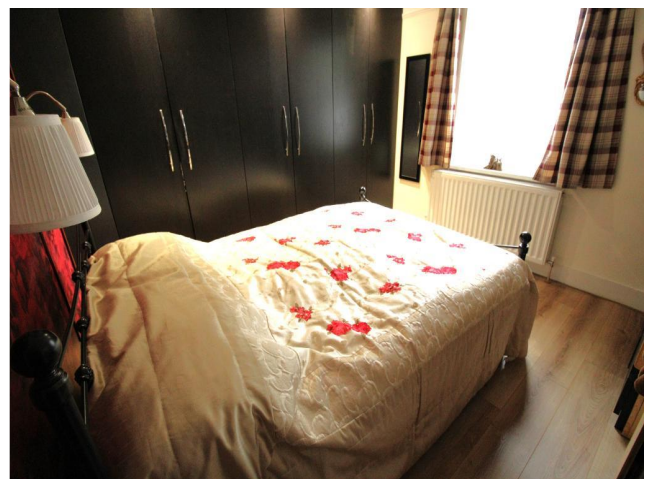
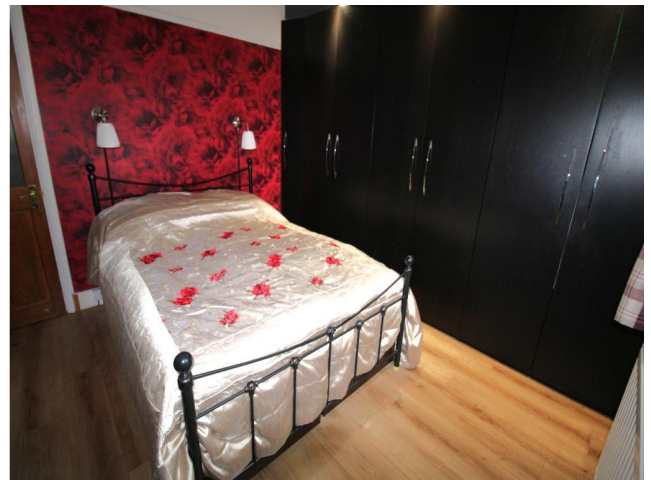
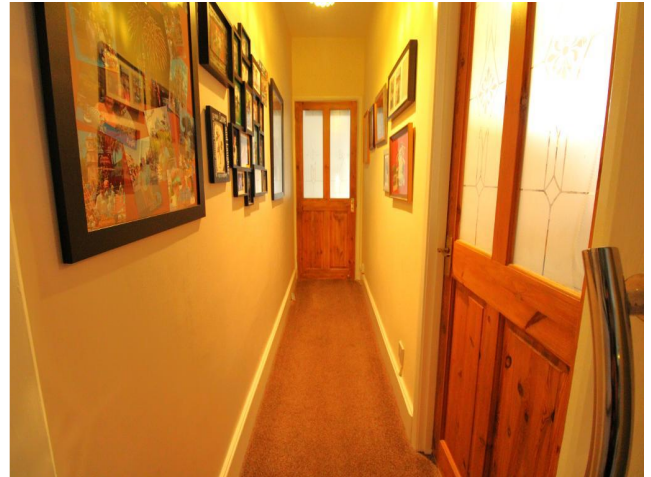


shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

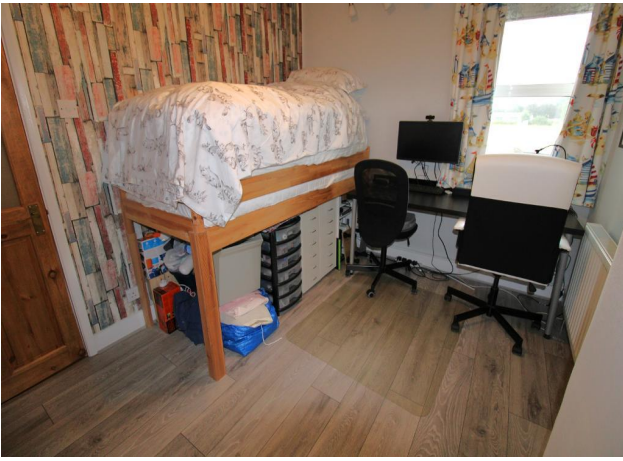
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The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

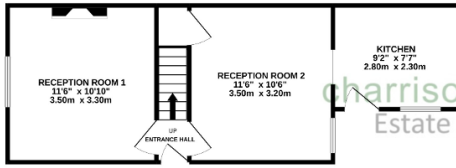
**Council Tax - D.**



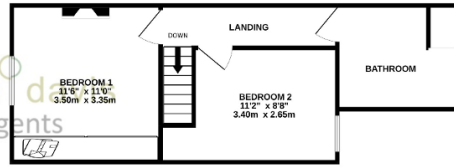




GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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.  
Made with Metropix 6/2022

Energy Efficiency Rating

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