



West End Lane UB3 5LU

DESIRABLE LOCATION: An opportunity to acquire a 2 bedroom ground floor maisonette situated on one of Harlington's most sought after roads, a short distance from the village centre with its shopping facilities, William Byrd school and bus routes to the Bath Road and London Heathrow Airport. The M4/M25 networks and Hayes mainline station to Paddington and Crossrail connections are also within easy reach.

This ground floor property features entrance hall, lounge, kitchen, good size double bedrooms, fitted bathroom and private rear gardens and off street parking.

The property is available with no upper chain and other benefits include double glazed windows and gas central heating.

Accommodation

Two Double Bedrooms

Ground Floor Maisonette

New 100+ Year Lease on Completion

Off Street Parking

Private Rear Gardens

Newly Refurbished Bathroom

No Upper Chain

EPC Rating TBC / Council Tax Band C

Ground Floor

Entrance Hall - Laminate flooring, under stair storage plus secondary storage and radiator.

Reception Room - 12' 7" x 9' 10" (3.86m x 3m) Carpeted, radiator, fire place and double glazed window.

Kitchen - Laminate 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 window and UPVC door to garden.

Bedroom 1 - 11' 8" x 9' 3" (3.58m x 2.83m) Hard wood flooring, radiator and double glazed window.

Bedroom 2 - 11' 5" x 9' 3" (3.48m x 2.83m) Hard wood flooring, radiator and double glazed window.

Bathroom - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath, pedestal hand basin, shower over bath, low level W.C. and fully tiled walls. Frosted double glazed window.

Exterior

Front Garden - Parking for one vehicle.

Rear Garden - Area one - Shingled with greenhouse and shed.

Area two - Laid to lawn with slabs, mature hedging and garden shed.

Tenure - New 100+ Year Lease on Completion

Council Tax - London Borough of Hillingdon Band C

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

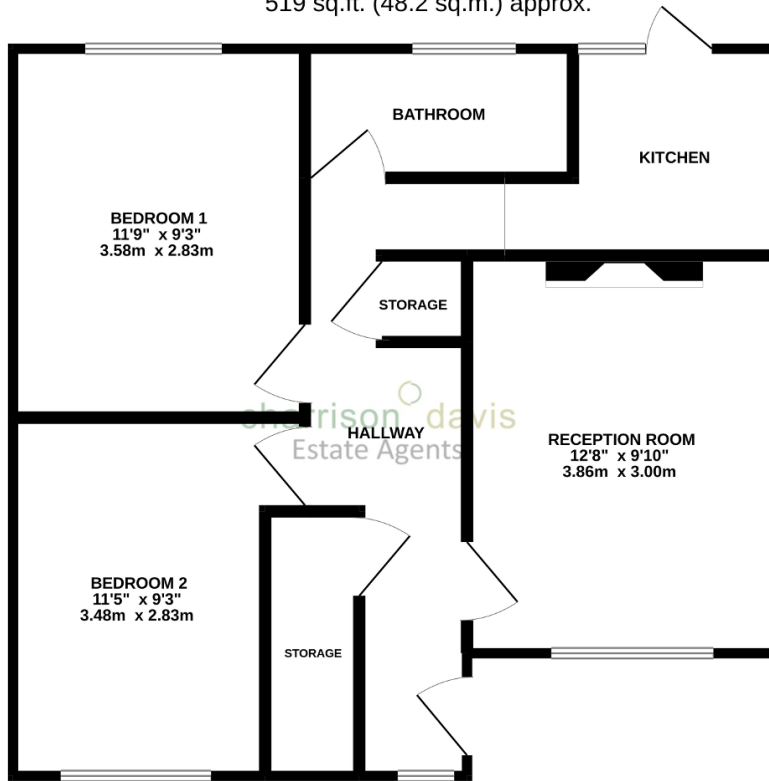


Road, Farringdon and Liverpool Street.

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.



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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