



## Bath Road UB7 0DE

**3 BEDROOM SEMI DETACHED:** This 3 bedroom semi detached house is perfectly located for London Heathrow Airport and ideal for those looking for a good size family home or rental investment.

Features include a fitted kitchen, conservatory, livingroom, dining area and W.C to the ground floor and 3 further bedrooms, family bathroom to the first floor.

Well presented, this larger than average property is conveniently placed for public transport to Heathrow Airport and offers easy access to the M4/M25 motorway networks. West Drayton mainline station is also only a short distance away.

Other benefits include off street parking, gas central heating and double glazed windows and doors.

## Accommodation

3 Bedrooms

Semi Detached House

Convenient Popular  
Location

Gas Central Heating /  
Double Glazing

Off Street Parking

No Upper Chain

EPC Rating E / Freehold

## Ground Floor

**Living Room** - 11' 1" x 11' 9" (3.4m x 3.6m) Fitted carpet, radiator and double glazed window to front aspect.

**Dining Room** - 13' 1" x 11' 9" (4m x 3.6m) Fitted carpet, radiator, double glazed window and door into conservatory.

**Kitchen** - 8' 6" x 5' 10" (2.6m x 1.8m) Laminate flooring with fitted wall and base units and worktops to include a single drainer sink unit, gas hob, extractor fan, electric built in oven and part tiled walls and splashbacks. Double glazed window to side aspect.

**Conservatory** - 6' 6" x 16' 8" (2m x 5.1m) Fitted carpet, double glazed windows to rear and side aspect and doors to back garden.

**W.C** - Low level W.C, hand basin and window to side aspect



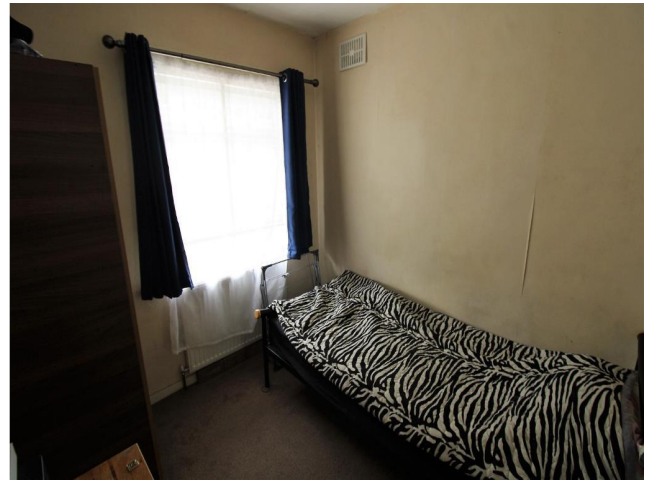
## First Floor

**Bedroom 1** - 10' 5" x 10' 9" (3.2m x 3.3m) Fitted carpet, radiator and double glazed window to rear aspect

**Bedroom 2** - 12' 1" x 9' 10" (3.7m x 3m) Fitted carpet, radiator and double glazed window to front aspect

**Bedroom 3** - 9' 2" x 7' 2" (2.8m x 2.2m) Fitted carpet, radiator and double glazed window to front aspect

**Bathroom** - Tiled flooring and walls. Three-piece bathroom suite to include a bath, pedestal hand basin, low level W.C. frosted double glazed window and radiator.



## Exterior

**Outside Front** - Off street parking

**Outside Rear** - Mainly laid to lawn with wood panel fencing.

**Tenure** - Freehold

**About Harmondsworth** - Harmondsworth is a district of the London Borough of Hillingdon to the north of London Heathrow Airport and near Junction 4 of the M4 giving access to the M25. Harmondsworth is just south of West



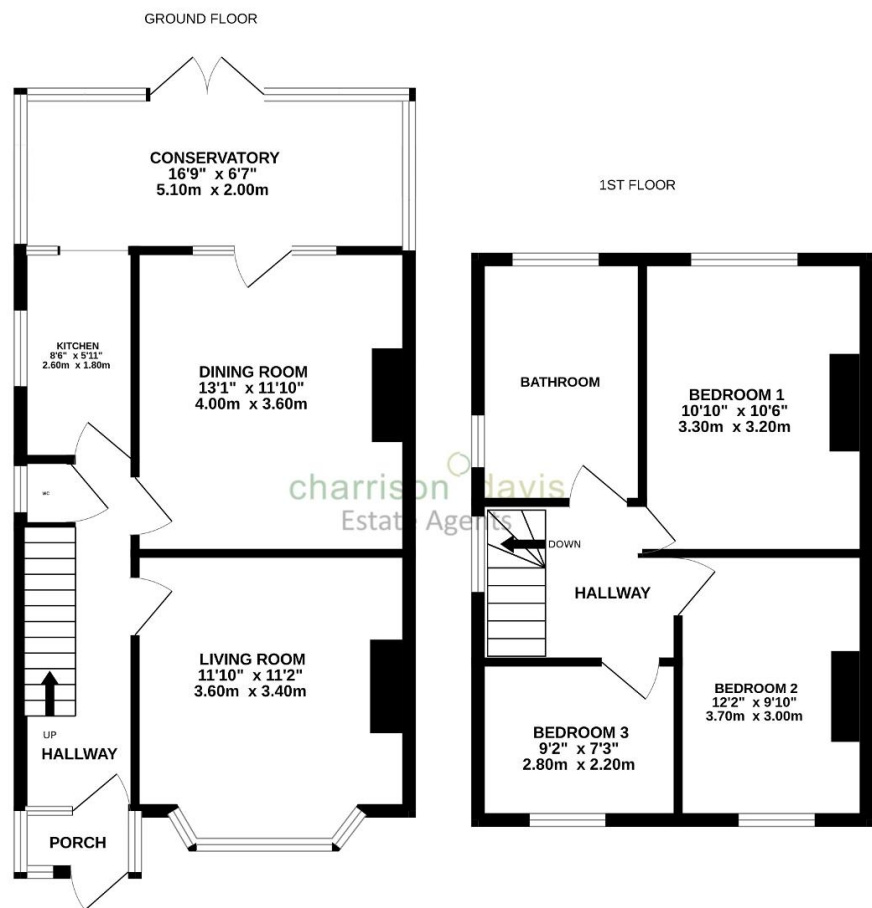


Drayton which benefits from a bus station and a mainline station to Paddington and will be part of the Crossrail project due for completion in 2020 linking West Drayton to Canary Wharf. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.

The historic village has a Post Office and two convenience stores, Harmondsworth Primary school and two public houses, The Crown and The Five Bells. Buildings of significant historical interest are The Great Barn, dating back to 1425, a Grade I listed building and a Scheduled Ancient Monument (the largest extant timber-framed building in England) and the church of St Mary which has parts dating back to the 12th century.

It is also home to the international head office of British Airways called The Waterside, and beside the huge office complex is Harmondsworth Moor, an area owned and managed by British Airways that was brought to its current state as part of the process to turn the open land into the complex and surrounding park.





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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