



Frome Lodge 10 Cranford Lane UB3 5HA

SUPERB 2 BED APARTMENT / RESIDENT PARKING:

Conveniently situated in a modern development within easy walking distance of local shops, William Byrd school and bus routes to London Heathrow Airport, this extremely well presented 2 bedroom apartment is also within easy reach of both Hayes Town centre and mainline station.

This property also benefits from well maintained block paved drive and outside spaces, gas central heating, double glazed windows, own front door and block paved resident parking.

This ground floor property also features a fully fitted kitchen area with built in fridge/freezer, gas hob, electric oven and integrated dishwasher, washing machine in utility area, double bedroom with built in wardrobe, single bedroom, open plan lounge and a fitted bathroom suite with shower mixer taps.

- * Minimum Tenancy 6 Months
- * Deposit £1,500
- * Council Tax Band C

Accommodation

Superb 2 Bed Apartment

Perfect For Heathrow

Modern Popular
Development

Resident parking

Open Plan Kitchen +
Appliances

Double Glazing / Gas
Central Heating

EPC Rating C

Ground Floor

Entrance Porch - Private part glazed front door and a radiator

Lounge Area - Fitted carpet and radiator. Double glazed window to front aspect.

Open Plan Kitchen Area - Laminated flooring and a gas central heating boiler. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, concealed extractor fan hood, electric oven, integrated fridge/freezer, integrated dishwasher and part tiled walls and splashbacks.

Utility Area - Fitted carpet, built in cupboard and a worktop with tiled splashback. Washing machine

Bedroom 1 - Fitted carpet, built in wardrobes and a radiator. Double glazed window to front aspect.

Bedroom 2 - Fitted carpet and radiator. Double glazed window to front aspect

Bathroom - Ceramic tiled floor, extractor fan and chrome towel radiator. Three piece bathroom suite with shower mixer taps and shower screen, low level W.C. and pedestal hand basin.



Exterior

Outside - Communal garden area and numbered residents parking

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. 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		