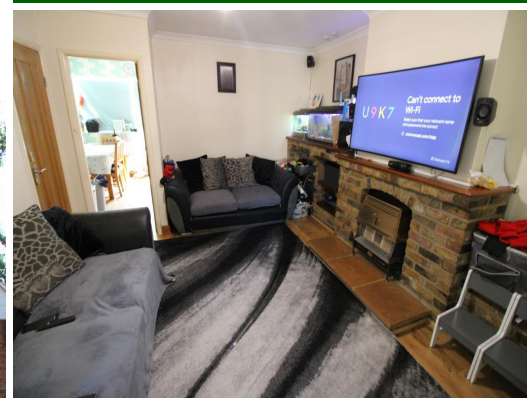


2 Bed Terraced House

£425,000



## Triumph Close UB3 5BL

**PERFECT FOR HEATHROW AIRPORT / EXCELLENT POTENTIAL:** 2 bedroom home tucked away in cul-de-sac location perfect the Bath Road and Heathrow Airport.

Available with no upper chain this terraced property features a spacious lounge, fitted kitchen, fitted wardrobes to main bedroom (with scope to create 3rd bedroom) and a quality fitted bathroom.

Other benefits include gas central heating, rear garden, double glazed windows, garage in a block and residents permit parking.

Properties of this quality rarely become available locally and early viewing is highly recommended.

## Accommodation

2 Bedroom Terraced House

Excellent development potential STPP

Convenient Cul-De-Sac Location

Perfect For Heathrow

No Upper Chain

EPC Rating D / Freehold

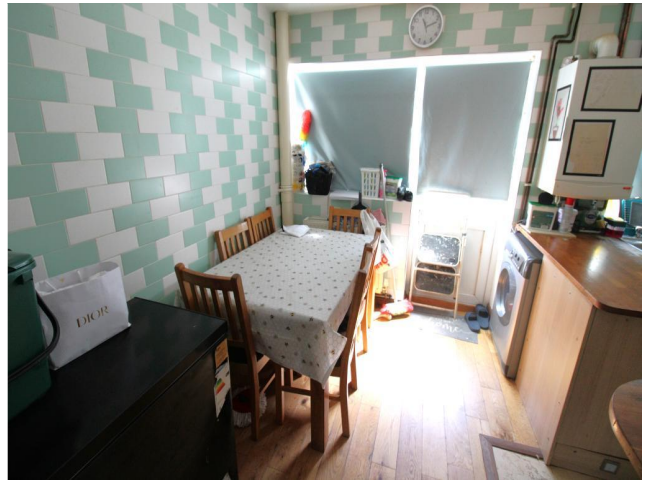


## Ground Floor

**Entrance** - uPVC double glazed front door.

**Lounge** - 15' 4" x 11' 9" (4.7m x 3.6m) Feature brick built fireplace with shelving, understairs storage cupboard and a radiator. Double glazed window to front aspect.

**Kitchen / Breakfast Room** - 14' 9" x 7' 10" (4.5m x 2.4m) Fitted wall and base units and wood block worktops to include a single drainer sink unit, cooker point, space for fridge, space for freezer, plumbing for washing machine and part tiled walls and splashbacks. Two double glazed windows and part double glazed uPVC door to rear aspect



## First Floor

**Landing** - Fitted carpet, built in airing cupboard and loft hatch.

**Bedroom 1** - 14' 9" x 9' 2" (4.5m x 2.8m) Fitted carpet, built in cupboard, built in wardrobes and a radiator. Two double glazed windows to front aspect.



**Bedroom 2** - 11' 1" x 8' 10" (3.4m x 2.7m) Fitted carpet and radiator. Double glazed window to rear aspect.



**Bathroom** - Fitted carpet, bathroom cabinet and chrome towel radiator. Three-piece bathroom suite to include a panel enclosed bath with shower mixer taps, pedestal hand basin, low level W.C. and fully tiled walls and splashbacks. Frosted double glazed window to rear aspect.

## Exterior

**Front Garden** - Area of lawn with border gardens and a variety of shrubs

**Rear Garden** - Landscaped rear garden with lawn area and patio.

**Outside** - Garage in a block to rear of property. Residents permit parking

**Tenure** - Freehold

**Council Tax** - London Borough of Hillingdon Band D.

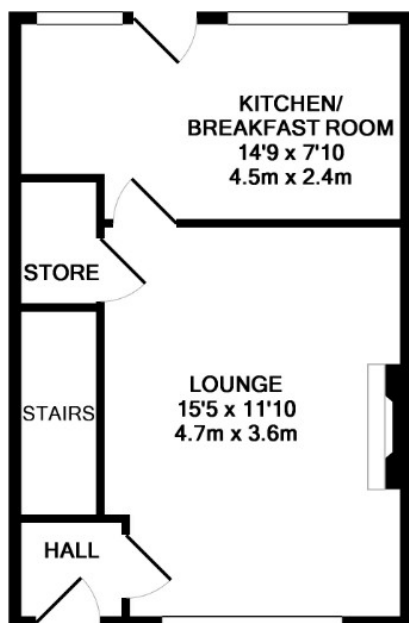


**About Harlington** - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington.

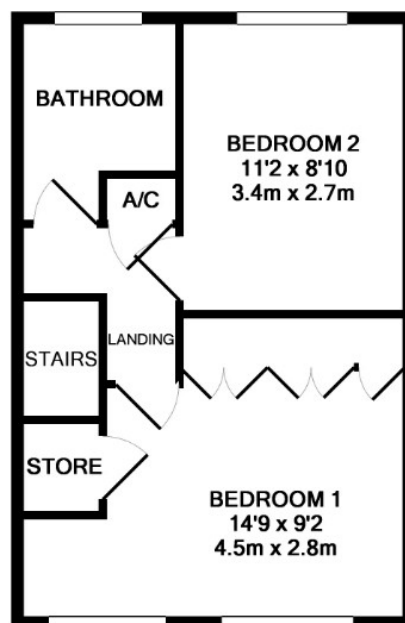
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The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

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		