



High Street UB3 5LF

SUPERB FAMILY HOME / AVAILABLE IMMEDIATELY : Extremely well presented 3 bedroom house situated in a sought after location perfect for Harlington village amenities and bus routes to London Heathrow Airport, the Bath Road and Hayes mainline station to Paddington .

unfurnished and available on immediately, this clean and tidy extended home features a well fitted kitchen with appliances, spacious lounge and dining room to the ground floor with 2 double bedrooms, a box room and family bathroom to the first floor.

This terraced property has been well cared for by the current owners and benefits from gas central heating, double glazed windows, residents permit parking and well tended low maintenance gardens.

Minimum tenancy: 6 months
Council tax band: D
Deposit: £1,795

Accommodation

Superb 3 Bedroom House

Convenient Popular
Location

Private Garden

Fitted Kitchen + Appliances

Gas Central Heating /
Double Glazing

EPC Rating TBC

Ground Floor

Entrance - uPVC door into hall

Hallway - Fitted carpet, understairs storage cupboard and a radiator.

Living Room - 14' 5" x 12' 5" (4.4m x 3.8m) Fitted carpet and a radiator. double glazed window to front aspect.

Dining Room - 12' 1" x 10' 5" (3.7m x 3.2m) Fitted carpet and a radiator. double glazed doors to rear garden

Kitchen - 8' 2" x 6' 10" (2.5m x 2.1m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, part tiled walls and splashbacks. Double glazed window and door to rear garden.



Second Floor

Bedroom 1 - 14' 5" x 10' 5" (4.4m x 3.2m) Fitted carpet and a radiator. double glazed window to front aspect.

Bedroom 2 - 12' 1" x 10' 5" (3.7m x 3.2m) Fitted carpet and a radiator. double glazed window to front aspect.

Bedroom 3 - 8' 6" x 6' 10" (2.6m x 2.1m) Fitted carpet and a radiator. double glazed window to front aspect.

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



Exterior

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.

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.

