



Saunton Avenue UB3 5HG

SPACIOUS MODERN ACCOMODATION: A 3 bedroom semi detached house situated in the ever popular Cranford Cross offering easy access to the Bath Road with bus routes to London Heathrow Airport and Hounslow and the shopping facilities of Cranford.

This extremely spacious property features a superb 20ft kitchen diner with appliances, additional W.C. and a large lounge with doors to garden to the ground floor and a 16ft bedroom with ensuite, family bathroom and 2 further bedrooms to the first floor.

Other benefits include gas central heating, double glazed window, shingle off street parking and rear garden with patio area.

- * Minimum Tenancy 6 Months
- * Deposit £2,000
- * Council Tax Band D

Accommodation

3 Bedroom Semi Detached House

Available Immediately

Superb Fited Kitchen + Appliances

Quality Fitted Bathroom

Ensuite Shower-Room

Off Street Parking

EPC Rating C

Ground Floor

Entrance - uPVC front door

Hall - Tiled floor, two built in cupboards and a radiator

Downstairs W.C. - Tiled flooring and chrome towel radiator. Hand basin on storage unit and low level W.C. Frosted double glazed window.

Kitchen / Diner - 20' 4" x 8' 10" (6.2m x 2.7m) Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven, fridge/freezer, washing machine and part tiled walls and splashbacks. Double glazed window to front aspect

Lounge - 16' 0" x 12' 9" (4.9m x 3.9m) Wood laminate flooring and radiator. Double glazed doors and double glazed windows to rear aspect.



First Floor

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

Bedroom 1 - 16' 8" x 9' 2" (5.1m x 2.8m) Fitted carpet and radiator. Double glazed window to front aspect.

Ensuite - Tiled flooring, extractor fan and chrome towel radiator. Three-piece shower-room suite to include a fully tiled shower cubicle, hand basin, low level W.C. and part tiled walls and splashbacks.

Bedroom 2 - 13' 1" x 8' 10" (4m x 2.7m) Fitted carpet and radiator. Double glazed window to rear aspect

Bedroom 3 - 8' 10" x 6' 10" (2.7m x 2.1m) Fitted carpet and radiator. Double glazed window to rear aspect

Bathroom - Tiled flooring 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 part tiled walls and splashbacks. Frosted double glazed window.

Exterior

Front Garden - Shingle off street parking

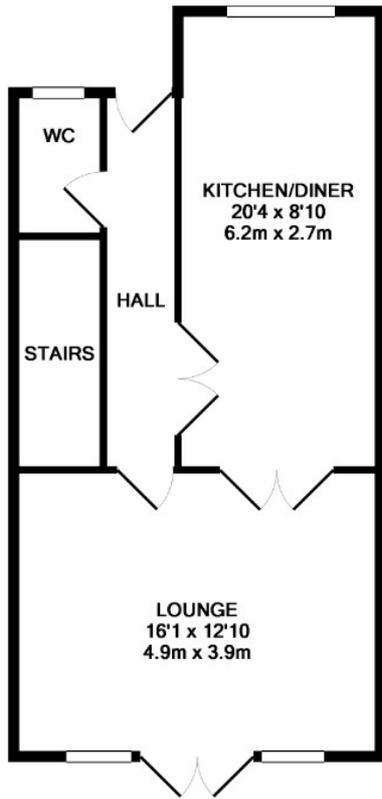
Rear Garden - Mainly laid to lawn with patio area. Wood panel fencing

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 journey time to Canary Wharf will be just 34 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and

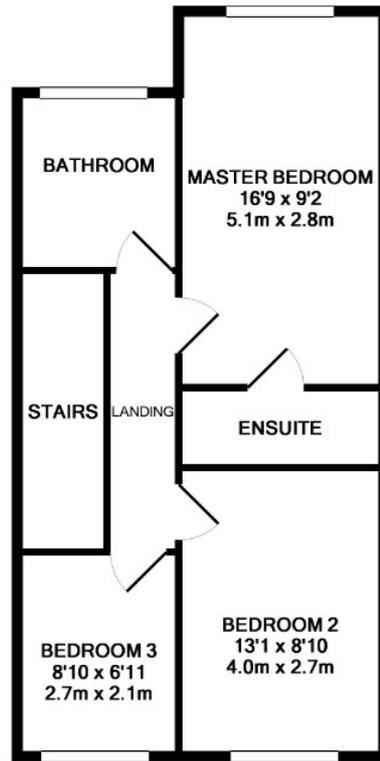
Liverpool Street.

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.

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 506 SQ.FT.
(47.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 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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