



West End Lane UB3 5LT

2 DOUBLE BEDROOMS GROUND FLOOR MAISONETTE /

CONVENIENT LOCATION: This 2 bedroom flat situated within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes to the Bath Road and London Heathrow Airport. The M4/M25 networks and Hayes mainline station to Paddington are also only a short drive away.

This Property is available from 27th of April, this spacious property features a good size lounge, inner hall with storage cupboard, good size double bedrooms and a three-piece bathroom.

Other benefits include double glazed windows, gas central heating, residents permit parking and private rear garden.

- * Minimum Tenancy 6 Months
- * Deposit £1,600
- * Council Tax Band C

Accommodation

Ground Floor Two
Bedroom Maisonette

Available 27th of April

Gas Central Heating

Fitted Kitchen + Appliances

Double Glazed Windows

EPC Rating C

Ground Floor

Entrance - Laminate flooring and radiator.

Living Room - 10' 11" x 16' 8" (3.35m x 5.1m) Laminate wooden flooring, radiator and double glazed windows to front aspect.

Kitchen - 10' 2" x 7' 6" (3.1m x 2.3m) Vinyl flooring, gas hob and oven, washing machine, fridge/freezer, extractor hood, single drainer sink unit, ceramic tiled splashbacks, eye and base level units, double glazed window to front aspect.

Bathroom - 7' 2" x 4' 3" (2.2m x 1.3m) Tiled flooring and walls, Three-piece bathroom suite to include a panel enclosed electric shower, pedestal hand basin, low level W.C., tiled walls and splashbacks. Frosted double glazed window.

Bedroom 1 - 10' 11" x 13' 8" (3.35m x 4.2m) Laminate wooden flooring, radiator and double glazed window to rear aspect.

Bedroom 2 - 9' 10" x 9' 2" (3m x 2.8m) Laminate wooden flooring, radiator and double glazed window to rear aspect.



Exterior

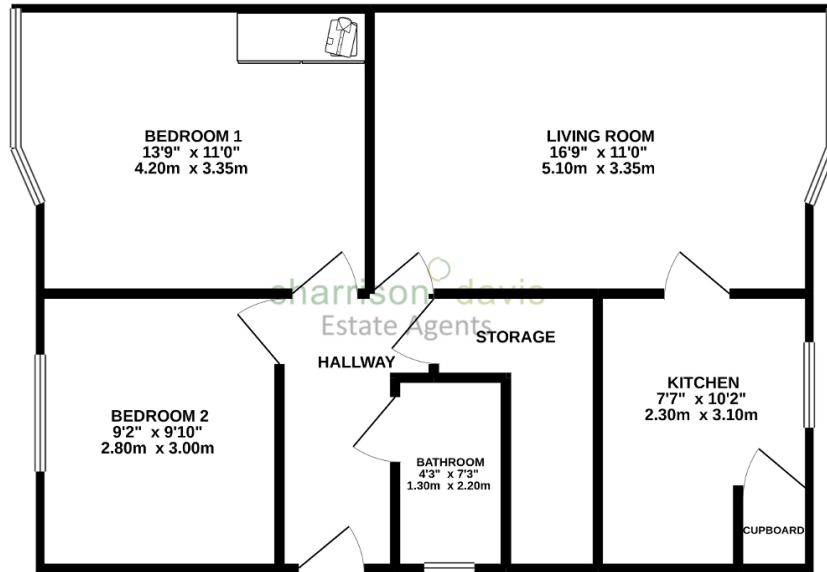
Outside - Mainly laid to lawn with garden shed and wood panel fencing.

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 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.

GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.7 sq.m.) approx.
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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		