charrison davis

Estate Agents and Property Consultants

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**3 Bed Terraced House**

# £449,950

## Langley Crescent UB3 5HN

SOLD BY CHARRISON DAVIS / SIMILAR PROPERTIES REQUIRED: A 3 bedroom terraced detached house located in the ever popular Cranford Cross adjacent to the Bath Road giving easy access to London Heathrow Airport and the Parkway with its links to the M4/M25 motorway networks.

This extended property features 2 reception rooms, 2 shower rooms, fitted kitchen and three bedrooms.

Benefits include a well kept and mature rear garden, off street parking and double garage.

## Accommodation

3 Bedrooms

Extended Terraced House

2 Reception Rooms

2 Shower Rooms

Modern Kitchen

Double Glazing / Gas Central Heating

Double Garage

EPC Rating D / Freehold

## Ground Floor

**Entrance Hall** - Fitted carpet and radiator.

**Reception Room 1** - Fitted carpet, radiator and double glazed window.

**Shower Room** - Vinyl flooring and radiator. Three-piece shower suite to include shower cubicle with electric shower, pedestal hand basin, low level W.C. and part tiled walls and splashbacks.

**Reception / Diner** - Fitted carpet, radiators and double glazed patio doors.

**Kitchen** - Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, electric, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed door leading to garden.

## First Floor

**Bedroom 1** - Fitted carpet, radiator and double glazed window.

**Bedroom 2** - Fitted carpet, radiator and double glazed window.

**Bedroom 3** - Fitted carpet, radiator and double glazed window.

**Shower Room** - Vinyl flooring and radiator. Three-piece shower suite to include shower cubicle with electric shower, pedestal hand basin, low level W.C. and part tiled walls and splashbacks.

## Exterior

**Outside Front** - Blocked paving with parking for 2 cars.

**Outside Rear** - Patio area with steps leading down to lawned garden with borders.

**Double Garage** - Access to garage from the rear of the property.

**Charrison Davis Estate Agents**
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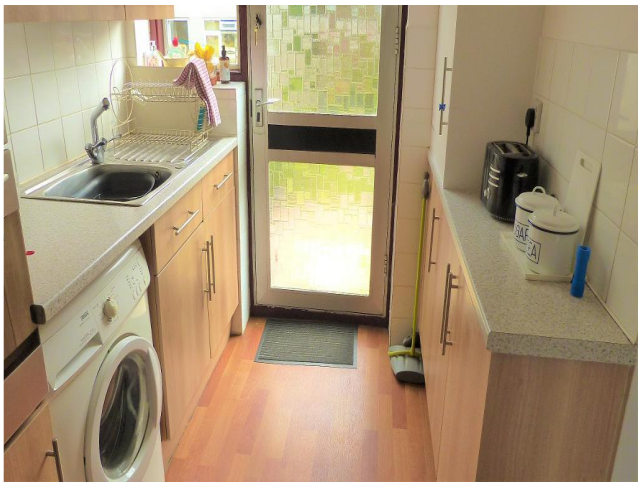
**Tenure** - Freehold.

**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 is due to complete in 2022. 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.



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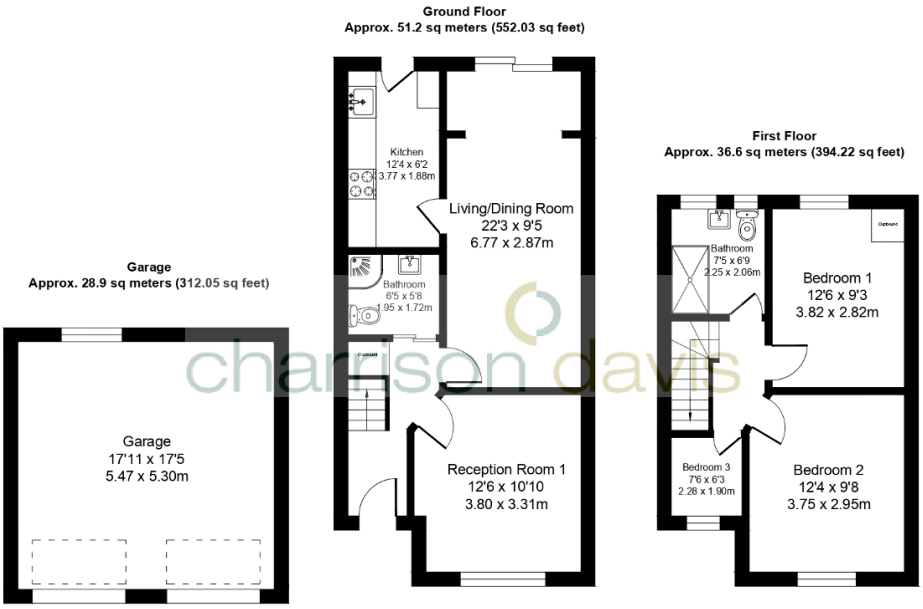
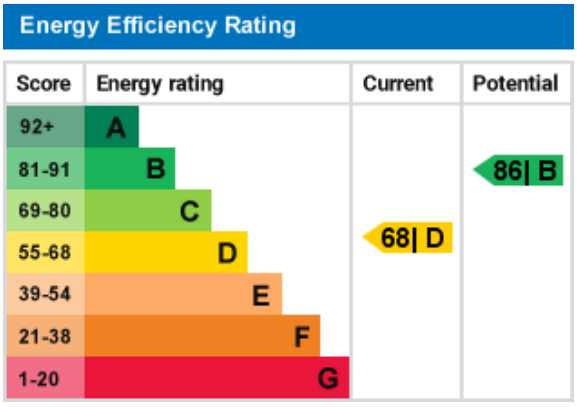
## Floorplans




**Total Area Approx. 123.2 sq meters (1326.88 sq feet)**

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