

## Pennine Way UB3 5LL

3 bedroom house 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 are also only a short drive away.

This end of terrace property features a spacious lounge, kitchen / diner, good size 3 bedrooms, study room, 2 large storage cupboards and fitted bathroom.

The property benefits include double glazed windows, gas central heating, low maintenance garden and residents permit parking.

- \* Minimum Tenancy 6 Months
- \* Deposit £2,300
- \* Council Tax Band D

## Accommodation

3 Bedrooms

End Of Terrace House

Well Presented

Gas Central Heating /  
Double Glazing

Modern Kitchen

EPC Rating C

## Ground Floor

**Hallway** - Laminate flooring, Radiator and under stair storage.

**Reception Room** - 17' 4" x 10' 2" (5.3m x 3.1m) Fitted carpet, radiator and double glazed window.

**Kitchen / Diner** - 8' 1" x 16' 7" (2.48m x 5.07m) Ceramic tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, integrated fridge/freezer, plumbing for washing machine, plumbing for dishwasher and part tiled walls and splashbacks. Double glazed window and double doors.

**Bedroom 3** - 8' 4" x 6' 2" (2.56m x 1.9m) Fitted carpet, radiator and double glazed window.



## First Floor

**Bedroom 1** - 12' 5" x 10' 2" (3.8m x 3.1m) Fitted carpet, radiator, fitted wardrobe and double glazed window.

**Bedroom 2** - 8' 11" x 7' 8" (2.72m x 2.37m) Fitted carpet, fitted cupboard and double glazed window.

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

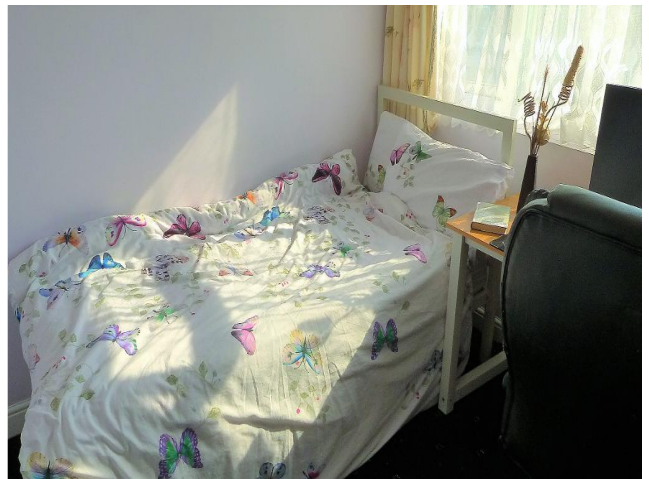


## Exterior

**Outside** - Rear garden with patio area.

**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



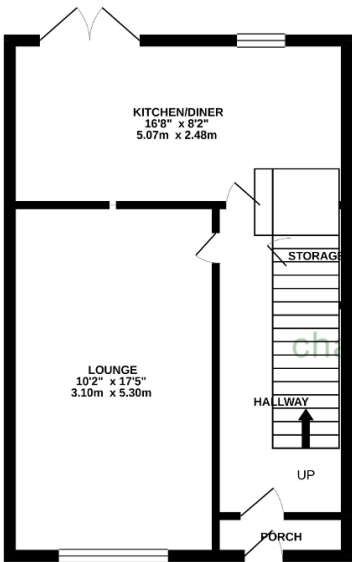


also boasts two churches, a Baptist church and a Church of England church, St Peter & St Paul's and William Byrd School. The village High Street is also home to the Harlington Locomotive Society and West London Models.

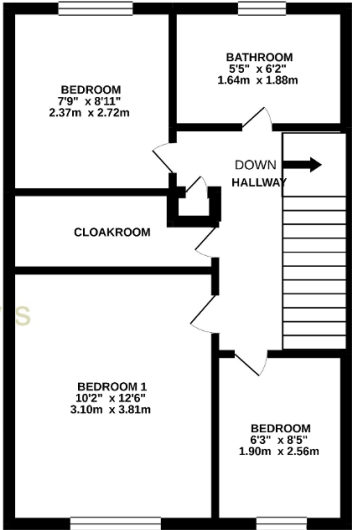
The earliest surviving mention of Harlington appears to be in a 9th-century charter in which land at Botwell in Hayes was said to be bounded on the west by "Hygeredington" and "Lullinges" tree. The first of these must be Harlington; the second has not been identified. The boundary between Hayes and Harlington, which may have been defined by the date of this charter, was later marked by North Hyde Road and Dawley Road.



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 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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