

## Acacia Mews Harmondsworth UB7 0AG

**2 BEDROOM / MID TERRACED HOUSE:** Situated in a popular location, this 2 bedroom mid terraced house is perfectly located for London Heathrow Airport and ideal for those looking for a good size family home or rental investment.

Features include entrance porch, reception room, kitchen, 2 double bedrooms and modern fitted bathroom.

This larger than average property is conveniently placed for public transport to Heathrow Airport and offers easy access to the M4/M25 motorway networks. West Drayton mainline station to Paddington (Crossrail due 2022) is also only a short distance away.

Other benefits include off street parking and private rear garden with patio.

## Accommodation

2 Bedrooms

Mid Terrace House

Large Lounge

Gas Central Heating

Three-Piece Modern  
Bathroom

Off Street Parking

EPC Rating D / Freehold

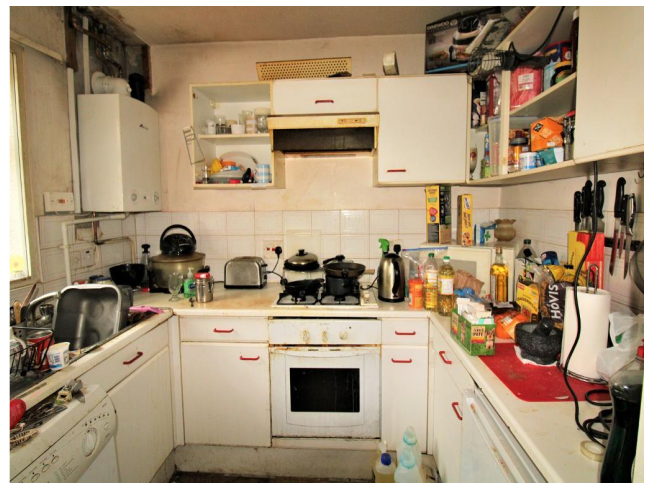


## Ground Floor

**Entrance Porch** - Tiled flooring and door to lounge.

**Lounge** - 21' 7" x 15' 4" (6.6m x 4.7m) Fitted carpet, radiator, front aspect Georgian window and rear aspect double doors leading to garden.

**Kitchen** - 8' 6" x 6' 10" (2.6m x 2.1m) Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, wall mounted boiler, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect



## First Floor

**Bedroom 1** - 15' 4" x 11' 5" (4.7m x 3.5m) Fitted carpet and radiator and front aspect Georgian style window.

**Bedroom 2** - 9' 10" x 8' 6" (3m x 2.6m) Fitted carpet, radiator and Georgian style window.

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



## Exterior

**Outside Rear** - Private rear garden with patio area and pergola.

**Outside Front** - Off street parking.

**Tenure** - Freehold.

**About Harmondsworth** - Harmondsworth is a district of the London Borough of Hillingdon to the north of London Heathrow Airport and near Junction 4 of the M4 giving access to the M25. Harmondsworth is just south of West Drayton which benefits from a bus station and a mainline station to Paddington and will be part of the Crossrail project due for completion in 2020 linking West Drayton to Canary Wharf. The journey time to Canary Wharf will be just 37 minutes. Other London stations will include Bond Street, Tottenham Court Road, Farringdon and Liverpool Street.



The historic village has a Post Office and two convenience

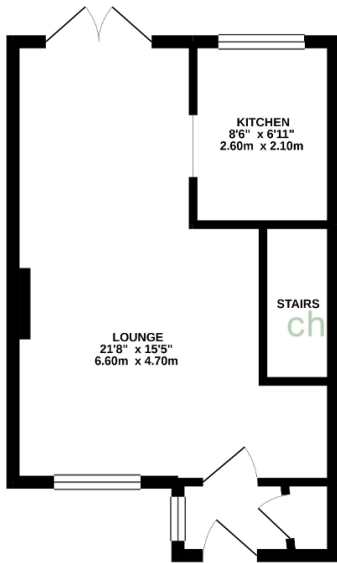
stores, Harmondsworth Primary school and two public houses, The Crown and The Five Bells. Buildings of significant historical interest are The Great Barn, dating back to 1425, a Grade I listed building and a Scheduled Ancient Monument (the largest extant timber-framed building in England) and the church of St Mary which has parts dating back to the 12th century.

It is also home to the international head office of British Airways called The Waterside, and beside the huge office complex is Harmondsworth Moor, an area owned and managed by British Airways that was brought to its current state as part of the process to turn the open land into the complex and surrounding park.

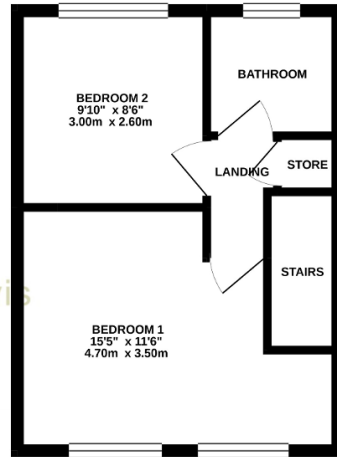




GROUND FLOOR



1ST FLOOR



While 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		88   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		