

3 Bed Terraced House

**Offers in Excess of
£440,000**



Bletchmore Close UB3 5EX

3 DOUBLE BEDROOMS / GREAT LOCATION: A 3 bedroom home in a cul-de-sac location perfect for bus routes and easy access to the Bath Road, London Heathrow Airport and the M4 / M25 motorway networks. Harlington village, with its excellent shopping and transport facilities and William Byrd Primary school, are within easy walking distance.

This well kept terraced property features an entrance hall, downstairs W.C, kitchen / breakfast area and 3 double bedroom to the first floor with bathroom.

Other benefits include well kept rear garden, low maintenance front garden with off street parking, gas central heating and double glazed windows.

Accommodation

3 Bedrooms

Mid Terrace House

Downstairs W.C

**Double Glazing / Gas
Central Heating**

Private Garden

Off Street Parking

EPC Rating C / Freehold

Ground Floor

Entrance Hall - Fitted carpet, radiator and stairs leading to first floor.

Downstairs W.C - Low level W.C, wall mounted hand basin, part tiled walls and frosted double glazed window.

Kitchen / Breakfast Area - 14' 5" x 11' 5" (4.4m x 3.5m) Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, wall mounted boiler, storage cupboard, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect.

Living Room - 17' 8" x 11' 7" (5.4m x 3.55m) Fitted carpet, radiator and rear aspect double glazed window.



First Floor

First Floor Landing - Fitted carpet and large storage cupboards.

Bedroom 1 - 15' 1" x 9' 10" (4.6m x 3m) Fitted carpet and double glazed window.

Bedroom 2 - 10' 9" x 10' 7" (3.3m x 3.25m) Fitted carpet and double glazed window.

Bedroom 3 - 9' 6" x 7' 6" (2.9m x 2.3m) Fitted carpet and double glazed window.

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



Exterior

Outside Front - Off street parking.

Outside Rear - Laid to lawn with patio area and timber shed.

Tenure - Freehold.

About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London



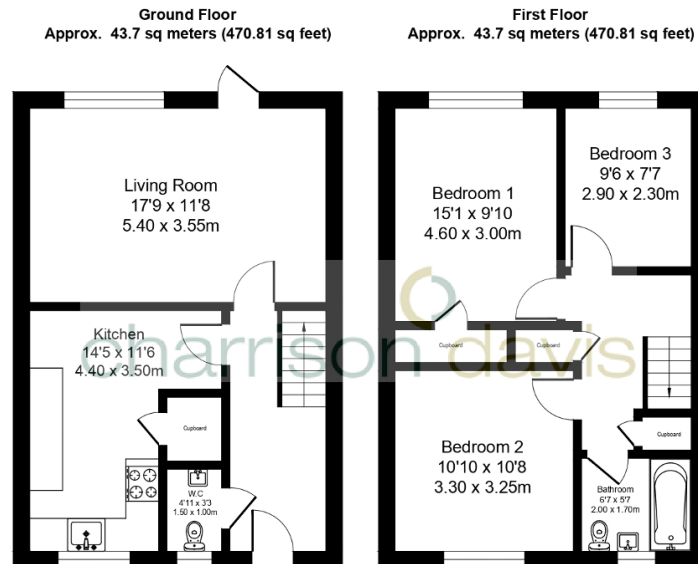
Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The Crossrail project linking the Hayes and Harlington station to Canary Wharf is due to complete in 2022. The journey 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.







Total Area Approx. 87.4 sq meters (941.62 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		