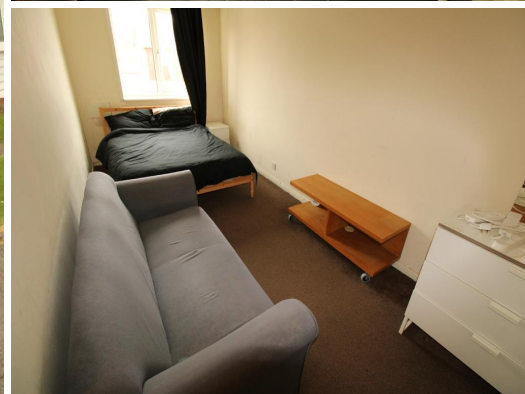


3 Bed Maisonette

**Guide Price
£310,000**



West End Lane UB3 5LU

FIRST FLOOR MAISONETTE / GREAT LOCATION: A real opportunity to acquire a much larger than average 2/3 bedroom maisonette with tremendous potential and 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 (Crossrail due 2022) are also only a short drive away.

This first floor property features a spacious lounge, kitchen, good size double bedrooms, single room with access to private balcony and fitted bathroom.

The property is available with no upper chain and other benefits include double glazed windows, gas central heating, long lease and residents permit parking.

This property also comes with a garage in block.

Viewing Highly Recommended.

Accommodation

2/3 Bedrooms

First Floor Maisonette

Well Presented

Fitted Kitchen

**Double Glazing / Gas
Central Heating**

Balcony

Garage In Block

**EPC Rating TBC /
Leasehold**

Ground Floor

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

First Floor

First Floor Landing - Fitted carpet and radiator.

Lounge - 15' 1" x 13' 8" (4.6m x 4.2m) Fitted carpet, gas central heating and double glazed window.

Bedroom 1 - 10' 5" x 10' 2" (3.2m x 3.1m) Fitted carpet, radiator, fitted wardrobes and double glazed windows.

Bedroom 2 - 16' 4" x 6' 6" (5m x 2m) Fitted carpet, radiator, double glazed window and fitted wardrobes.

Bedroom 3 / Utility - 8' 2" x 7' 2" (2.5m x 2.2m) Fitted carpet, radiator, wall mounted boiler and door leading to balcony.

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



Exterior

Outside - Well kept communal areas.

Garage In Block -

Tenure - Leasehold: 999 years from 29 September 1982 although Vendors solicitor will confirm exact term remaining.

Service Charge & Ground Rent: Approximately £223.08 per annum to include buildings insurance although Vendors solicitor will confirm exact charges levied.

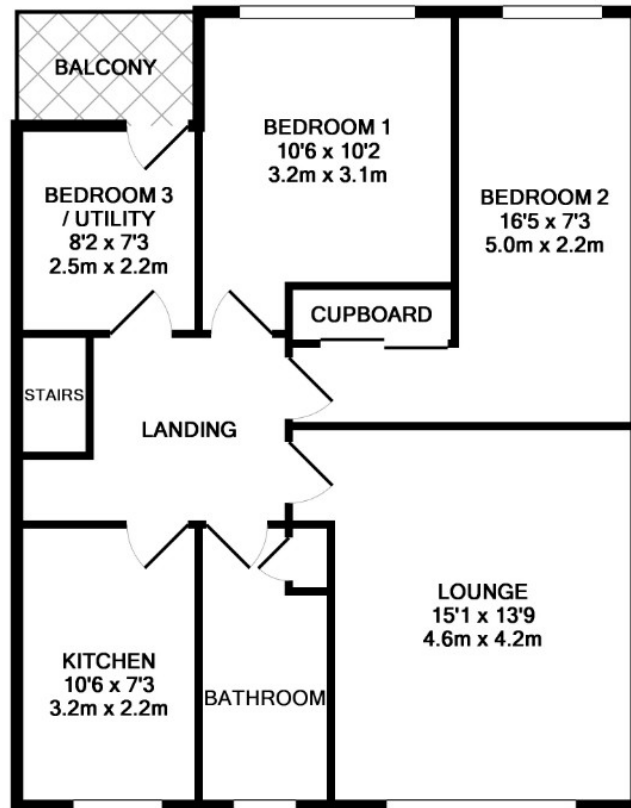
About Harlington - Harlington is a district of the London Borough of Hillingdon, on the northern perimeter of London Heathrow Airport. The district adjoins Hayes to the north and shares a railway station with the larger district, which is its post town, on the Great Western Main Line to Paddington. The 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.

Council Tax - C.



TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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