

## Raywood Close UB3 5NL

### SUPERB 1 BEDROOM HOUSE / POPULAR CUL-DE-SAC

**LOCATION:** A well presented 1 bedroom home perfect for easy access to London Heathrow Airport, the M4/M25 motorway network and the Bath Road. West Drayton mainline station to Paddington (Crossrail due 2022) is only a short bus ride away.

This superb freehold property is neatly tucked away and has been well cared for by the current owner and boasts a private garden, fitted kitchen, well fitted bathroom and double bedroom with built in cupboards.

Other benefits include a allocated parking space and double glazed windows.

Ideal for either the first time or investment buyer.

## Accommodation

1 Bedroom

Private Secluded Garden

Well Presented

Electric Heating

No Upper Chain

Allocated Parking Space

EPC Rating TBC / Freehold

## Ground Floor

**Entrance Porch** - Parquet flooring.

**Lounge** - 14' 5" x 10' 9" (4.4m x 3.3m) Parquet flooring, radiator and double glazed bay window.

**Kitchen** - 10' 9" x 8' 2" (3.3m x 2.5m) Parquet flooring. Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine, part tiled walls and splashbacks. Double glazed window to the front aspect.



## First Floor

**First Floor Landing** - Fitted carpet.

**Double Bedroom** - 11' 5" x 11' 9" (3.5m x 3.6m) Fitted carpet, radiator, built in storage and double glazed window.

**Shower Room** - Tiled flooring and wall mounted towel rail. Three-piece shower suite to include a shower cubicle, pedestal hand basin, low level W.C., tiled walls and frosted double glazed window.



## Exterior

**Tenure** - Freehold.

**Outside** - Large storage cupboard and front garden laid to lawn with path.

Private Garden to the side.



**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 2020. 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,

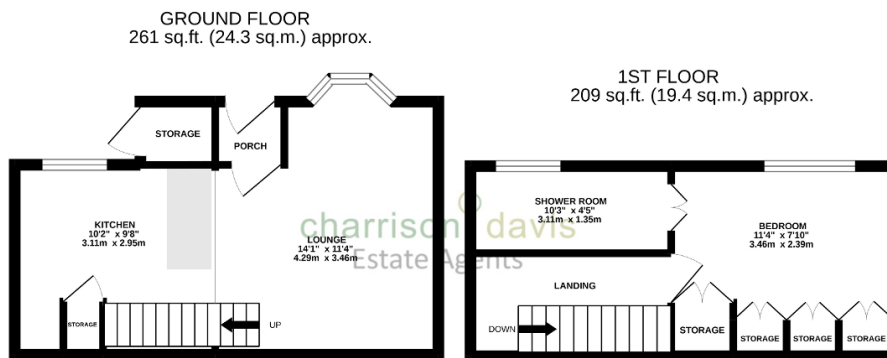




Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The Wheatsheaf, and The White Hart. The village also boasts two churches, a Baptist church and a Church of England church, 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 FLOOR AREA:** 470 sq.ft. (43.7 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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