

**2 Bed Terraced House**

**Offers in Excess of  
£400,000**



## **Bath Road UB3 5AH**

**2/3 BEDROOMS / GREAT LOCATION:** This 2 double bedroom house with dressing room is perfectly located for bus routes to London Heathrow Airport and the M4/M25 motorway network and Hayes and Harlington mainline station (Crossrail due 2023) are only a short drive away.

This cosy character home retains many original features and the accommodation consists of a lounge, dining room, fitted kitchen, downstairs W.C. and shower room, 2 double bedrooms and dressing room off rear bedroom.

Other benefits include gas central heating, good size rear garden, double glazed windows and residents permit parking.

Ideal for the first time or investment buyer.

## **Accommodation**

**2/3 Bedrooms**

**Terraced House**

**2 Reception Rooms**

**Gas Central Heating /  
Double Glazing**

**Large Fitted Kitchen**

**Private Rear Garden**

**No Upper Chain**

**EPC Rating TBC / Freehold**

## Ground Floor

**Entrance Porch** - Tiled flooring.

**Reception Room 1** - Fitted carpet and radiator.

**Reception Room 2** - Radiator and stairs to first floor.

**Kitchen** - Tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher and part tiled walls. Double glazed window and door to aspect.

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

**Utility Room** - Wall mounted boiler and rear aspect door leading to garden.



## First Floor

**Bedroom 1** - Double glazed window and radiator.

**Bedroom 2** - Double glazed window and radiator.

**Bedroom 3 / Dressing Room** - Double glazed window and radiator.

## Exterior

**Outside** - Low maintenance garden.

**Tenure** - Freehold.

**Council Tax** - D.

**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

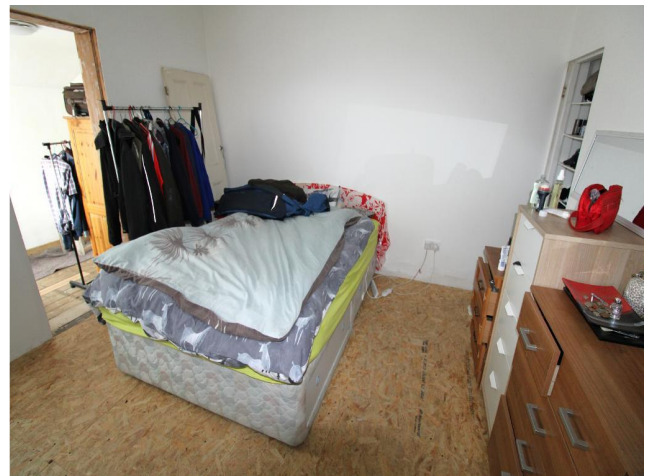




Road, Farringdon and Liverpool Street.

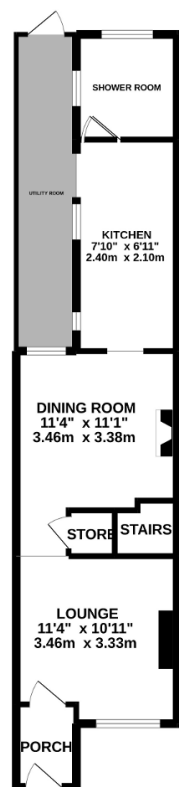
The village is surrounded by Green Belt land and open fields and also contains a parade of shops to include a Pharmacy, Co-operative Convenience store, Newsagents, a variety of restaurants and fast food outlets and a Post Office. There are also four public houses: The Great Western, The Pheasant, The 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.





GROUND FLOOR



1ST FLOOR



charrison davis  
Estate Agents

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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