

2 Bed Maisonette

**Guide Price
£210,000**



The Crescent UB3 5NA

CASH BUYERS ONLY! / GREAT LOCATION: An opportunity to acquire a 2 bedroom first floor maisonette 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 entrance hall with stairs to first floor, lounge, kitchen, good size double bedrooms, loft room, fitted shower room, balcony and private garden.

The property is available with no upper chain and other benefits include double glazed windows, gas central heating and front and rear gardens with off street parking.

Accommodation

Cash Buyers Only

2 Bedrooms

First Floor

**Gas Central Heating /
Double Glazing**

Fitted Kitchen

No Upper Chain

Loft Room

**Lease / 99 years from 29
September 1984**

Ground Floor

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

First Floor

Reception Room - Fitted carpet, radiator and double glazed window.

Kitchen - Fitted carpet and radiator. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and tiled wall. Double glazed window and door leading to balcony.

Bedroom 1 - Fitted wardrobes, fitted carpet, radiator and double glazed window.

Bedroom 2 - Fitted wardrobes, fitted carpet, radiator and double glazed window.

Shower Room - Fitted carpet. Three-piece shower suite to include shower cubicle with attachments, wash hand basin with storage under, low level W.C. and tiled walls. Frosted double glazed window.

Second Floor

Loft Room - Fitted carpet, radiator and velux window.

Exterior

Balcony - To the rear of property.

Private Garden - Laid to lawn and patio area.

Outhouse - Large storage space with electricity.

Off Street Parking - Paved driveway with wooden gates.

Tenure - Leasehold: 99 years from 29 September 1984 although Vendors solicitor will confirm exact term remaining.

Service Charge: N/A although Vendors solicitor will confirm exact charges levied.

Ground Rent: £75 per annum (to be confirmed by Vendors solicitor)



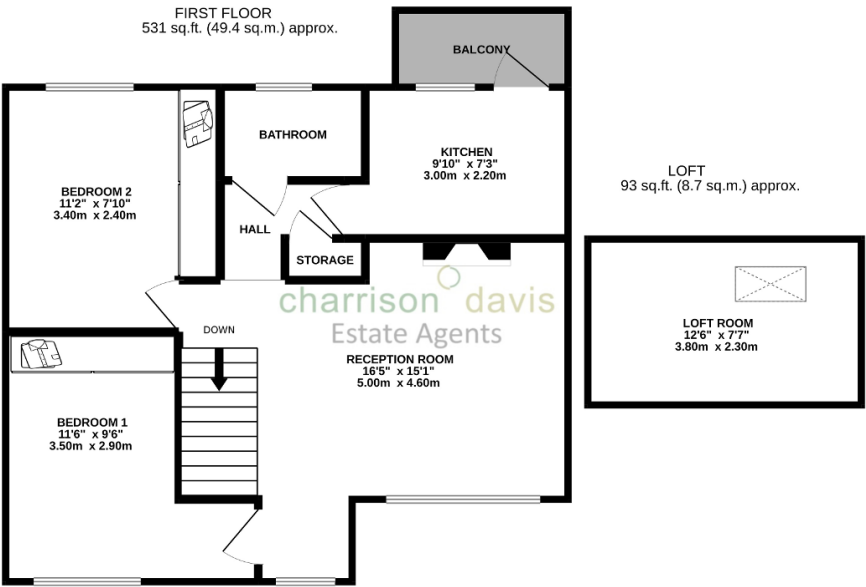
Council Tax - C.

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.







TOTAL FLOOR AREA : 625 sq.ft. (58.0 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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