



## Windsor Park Road UB3 5HZ

**POPULAR LOCATION / DUTCH BARN STYLE:** Charrison Davis are pleased to bring to the market this two bedroom extended end of terrace house. Built in the Dutch barn style on one of Harlington's most popular locations this property has great potential for buyers to adapt the layout to their needs.

The property currently comprises of a through lounge, dining area and large galley kitchen to the ground floor and to the first floor two bedrooms and family shower room. Externally there is potential for off street parking STPP to the front and we have a private garden with a garage accessed via the rear.

Situated on the Cranford cross estate the house has excellent transport links by way of the Bath Road within easy reach of local amenities, schools, both secondary and primary and a short drive to the M4 and M25 motorway networks.

**VIEWINGS HIGHLY RECOMMENDED**

## Accommodation

Two Double Bedrooms

Extended End of Terrace House

No Upper Chain

Garage to the Rear

Large Ground Floor Living Space

Highly Sought After Location

Freehold / EPC Rating TBC

## Ground Floor

**Through Lounge** - Fitted carpet, radiators, feature fireplace and double glazed front aspect window.

**Dining Room** - Fitted carpet, radiator and double glazed rear aspect window.

**Kitchen** - Fitted wall and base units with worktops to include a single drainer sink unit, oven, space for fridge/freezer, plumbing for washing machine and dishwasher and tiled walls. Double glazed window to side aspect and UPVc door to rear garden.



## First Floor

**Bedroom 1** - Fitted carpet, radiator, built in cupboard and double glazed front aspect window.

**Bedroom 2** - Fitted carpet, radiator and double glazed rear aspect window.

**Bathroom / Shower Room** - Ceramic tiled flooring, walk in shower, pedestal hand basin, low level w.c, heated towel rail and double glazed frosted window.



## Exterior

**Front Garden** - Laid to lawn with mature shrubbed borders.

**Rear Garden** - Laid to lawn with borders, patio area and access to garage.

**Garage** - Single garage with rear access.

**Tenure** - Freehold

**Concil Tax** - London Borough of Hillingdon Band 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 and the Crossrail linking the Hayes and Harlington station to Canary Wharf is due to complete in 2019. 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  
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR  
277 sq.ft. (25.7 sq.m.) approx.

