



## Malvern Road UB3 5JA

**EXTENDED 2 BEDROOM HOUSE / GREAT LOCATION:** A 2 bedroom semi detached house situated in a sought after location near the Bath Road giving easy access to London Heathrow Airport and the M4/M25 motorway networks with Hayes Town shopping centre and station (Crossrail due 2022) within 2.5 miles.

Ideal for the first time or investment buyer this Dutch Barn style property features 2 reception rooms, extended fitted kitchen, 2 double bedrooms and family bathroom.

Other benefits include gas central heating, double glazing and off street parking plus a well kept rear garden mainly laid to lawn with large patio area.

## Accommodation

2 Bedrooms

Semi Detached House  
Extended

2 Reception Rooms

Gas Central Heating /  
Double Glazing

Private Rear Garden

Off Street Parking

EPC Rating E / Freehold



## Ground Floor

**Entrance Hall** - Laminate flooring.

**Reception Room** - 13' 11" x 10' 11" (4.25m x 3.35m) Laminate flooring, radiator and double glazed bay window.

**Dining Room** - 13' 8" x 8' 2" (4.2m x 2.5m) Laminate flooring, radiator and side aspect double glazed window.

**Kitchen** - 13' 1" x 9' 0" (4m x 2.75m) Ceramic tiled flooring. 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 part tiled walls and splashbacks. Double glazed window to the rear and side aspect door leading to garden.

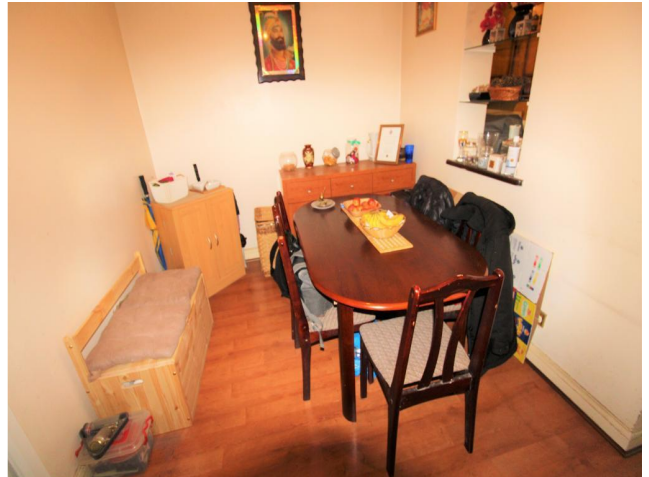


## First Floor

**Bedroom 1** - 11' 5" x 10' 9" (3.5m x 3.3m) Fitted carpet, radiator and front aspect double glazed window.

**Bedroom 2** - 10' 7" x 8' 2" (3.25m x 2.5m) Fitted carpet, radiator and rear aspect double glazed window.

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



## Exterior

**Outside Rear** - Patio area and laid to lawn

**Outside Front** - Off street parking.

**Tenure** - Freehold.

**Council 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. 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.



