



## High Street UB3 5DH

**2 DOUBLE BEDROOMS / GREAT LOCATION:** An extremely well presented and much larger than average 2 bedroom maisonette situated within walking distance of Harlington village centre with its shopping facilities, William Byrd school and bus routes. The Bath Road, London Heathrow Airport, the M4/M25 networks and Hayes mainline station to Paddington are also only a short drive away.

This ground floor property has been well cared for by the current owners and features a spacious lounge, fitted kitchen, good size double bedrooms and a three piece fitted bathroom.

Other benefits include a substantial, well planned rear garden, double glazed windows, gas central heating, residents permit parking and a garage in a block.

## Accommodation

Spacious 2 Bedroom  
Maisonette

Substantial Rear Garden

Extremely Well Presented

Gas Central Heating /  
Double Glazed

Garage + Permit Parking

Convenient Village  
Location

EPC Rating C / Leasehold

## Ground Floor

**Entrance** - Enclosed porch with uPVC front door

**Lounge** - 16' 4" x 11' 9" (5m x 3.6m) Laminate flooring and a radiator. Double glazed window to front aspect.

**Inner hallway** - Laminate flooring, built in storage cupboards and a radiator.

**Bedroom 1** - 14' 1" x 8' 10" (4.3m x 2.7m) Laminate flooring and a radiator. Double glazed window to front aspect.

**Bedroom 2** - 13' 8" x 8' 6" (4.2m x 2.6m) Fitted carpet and radiator. Double glazed window to rear aspect.

**Kitchen** - 10' 2" x 9' 2" (3.1m x 2.8m) Tiled flooring. Fitted wall, display and base units with worktops to include a single drainer sink unit, cooker point, extractor fan hood, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher and part tiled walls and splashbacks. Double glazed window to rear aspect and part double glazed door to garden.

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

## Exterior

**Rear Garden** - Well planned rear garden laid to lawn with patio and area. Wood panel fence and brick wall enclosed + outside tap

**Garage** - Garage in block

**Council Tax** - London Borough of Hillingdon Band C

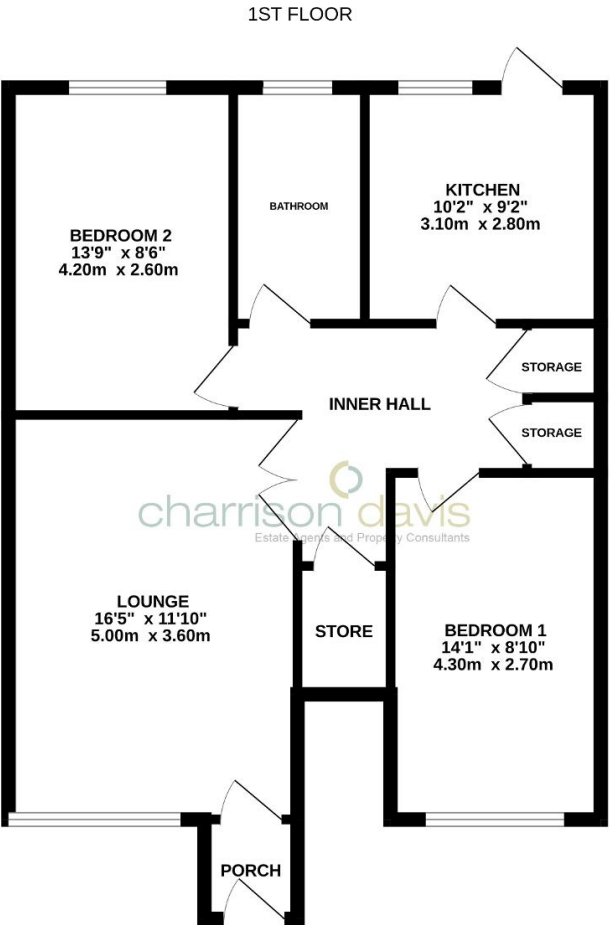
**Tenure** - Leasehold: 200 years from 25 December 1966

Service Charge: Not applicable although buildings insurance is required (Vendors solicitor will confirm any charges levied).

Ground Rent: £200 per annum To be confirmed by Vendors solicitor







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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		