



Longsdale Close UB8 3BY

2 BEDROOM GROUND FLOOR MAISONETTE / CONVENIENT

LOCATION: This 2 bedroom maisonette situated within a very convenient location near bus routes to Heathrow Airport, Hayes Towns facilities and Hayes and Harlington mainline station. This property is also within easy reach of The Parkway and M4 and M25 motorway networks.

This Property is available immediately, this spacious property features a good size lounge, inner hall with storage cupboard, good size double bedroom and a three-piece bathroom.

Other benefits include double glazed windows, gas central heating, off street parking and private rear garden.

- * Minimum Tenancy 6 Months
- * Deposit £1,800
- * Council Tax Band C

Accommodation

Ground Floor Two
Bedroom Maisonette

Available Immediately

Gas Central Heating

Double Glazed Windows

Private Rear Garden

EPC Rating C

Ground Floor

Hall - Part double glazed front door and laminate flooring.

Living Room - 16' 0" x 11' 5" (4.9m x 3.5m) Laminate wooden flooring, radiator and double glazed door to private rear farden.

Kitchen - 6' 6" x 6' 10" (2m x 2.1m) Laminate flooring, electric hob and oven, extractor hood, single drainer sink unit, ceramic tiled splashbacks, eye and base level units, double glazed window to rear aspect.

Bedroom 1 - 10' 5" x 11' 5" (3.2m x 3.5m) Laminate wooden flooring, radiator and double glazed window to front aspect.

Bedroom 2 - 8' 10" x 6' 2" (2.7m x 1.9m) Laminate wooden flooring, radiator and double glazed window to front aspect.

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



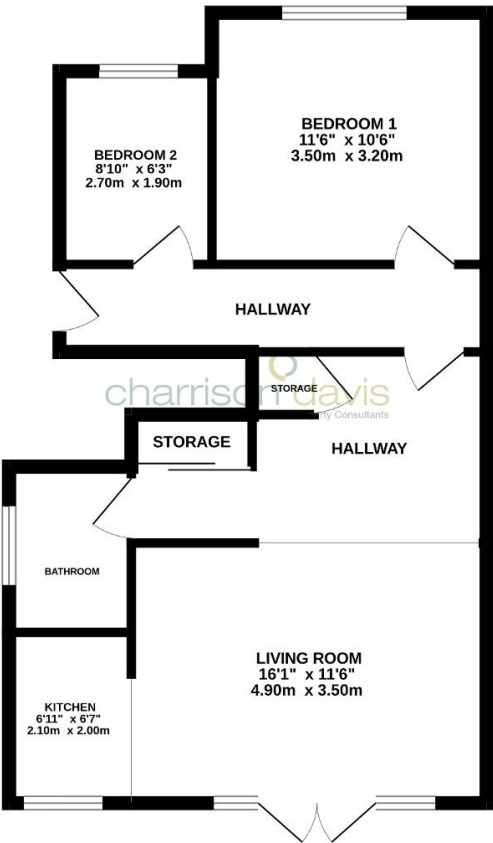
Exterior

Outside - Mainly laid to lawn, part decking with garage and wood panel fencing.

About Hillingdon - Hillingdon is a suburban area within the London Borough of Hillingdon and was an ancient parish in the county of Middlesex that originally included the market town of Uxbridge. During the 1920s Hillingdon experienced a rapid increase in population and was absorbed by Uxbridge Urban District in 1929 and is now part of Greater London. The A40 (Western Avenue) gives access to Central London and was rerouted in the early 1990s allowing traffic to flow without interruption at the junction of Hillingdon Circus. Hillingdon tube station was demolished in order for the new road to be constructed, and a new station was opened in 1994. Hillingdon tube station is served by the Metropolitan and Piccadilly lines.



GROUND FLOOR



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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		