

# The Forge

High Street  
Harmondsworth  
Middlesex  
UB7 0AQ

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**RWHITLEY**  
Est. 1938 & CO



Guide Price £600,000



- Detached House
- Three Bedrooms
- Living Room With Opening To Kitchen
- Front Aspect Sitting Room
- First Floor Bathroom
- Ample Parking
- Landscaped Rear Garden

**DESCRIPTION**

A three bedroom detached house which offers an abundance of character and charm and is set in the heart of Harmondsworth Village boasting a local shop, pubs and easy access to London Heathrow Airport. The hub of the house is the easy flowing living room with feature fireplace and an opening to a stylish fitted kitchen with sky light flooding the room with natural light. A door from the kitchen leads to a utility room with cloakroom/WC off. The balance of the ground floor includes an inviting entrance hall and a front aspect sitting room which could otherwise be used as a study or playroom. Stairs from the entrance hall lead to the first floor landing where you will find three well proportioned bedrooms and a family bathroom.

**OUTSIDE**

Front: Low level brick wall surrounding front area of garden with well stocked borders. A

dropped kerb provides vehicular access to an own driveway leading to an area of parking at the side/rear as well as a detached workshop/garage.

Rear: The rear garden is the vendors pride and joy and has been lovingly landscaped and manicured to create a wonderful space to relax in the summer months. Generous decked area with step up to attractive terrace with extensive lawn with well stocked borders. A gravelled pathway leads a summerhouse located at the bottom of the garden.

**LOCATION**

The property is located on the village High Street and is within walking distance of local shops, bus routes, school and other amenities. The motorway network, mainline railway station at West Drayton, Stockley Business Park and London Heathrow Airport are all within easy motoring distance.

**HEATING & HOT WATER**

A gas fired combination boiler serves the radiator system and provides the domestic hot water.

**COUNCIL TAX BAND**

We understand that the current council tax band is E.

**SERVICES**

Mains gas, electricity, water and drainage.

**TENURE**

Freehold.

**VIEWINGS**

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	









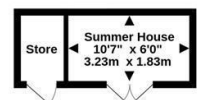
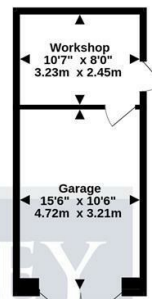
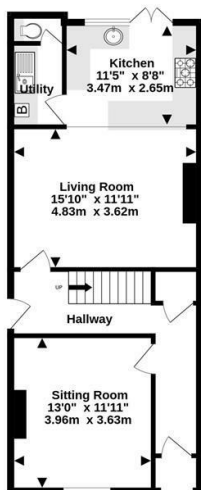




GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.

FIRST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

OUTBUILDINGS  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA EXCLUDES OUTBUILDINGS

TOTAL FLOOR AREA : 1075sq.ft. (99.9 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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