

Victoria Lane Harlington UB3 5EW



£489,950 FREEHOLD

Delightful, rarely available character two bed end of terrace cottage with open farmland to side & rear, constructed with yellow old stock brickwork, plenty of character & very well presented throughout, generous room sizes to include an entrance porch, cozy warmly inviting lounge, sitting room, extended bright & airy luxury fitted cottage style kitchen dining room, ground floor cloakroom with the potential to create a shower room/wc, two first floor double bedrooms with a very spacious en-suite luxury bathroom/wc continuing in character with the cottage theme, sash style Upvc double glazed windows, gas central heating, secluded well-kept good sized rear garden, cul-de-sac location just off Harlington High Street, viewing highly recommended.

LOCATION

With approximate distances:- West of Hayes is Historic Harlington first mentioned in the 9th Century. Victoria Lane is located off High Street Harlington which stretches from Station Road Hayes under the M4 & terminates at the A4 Bath road. Victoria Lane is a turning on the right before just before the White Hart Public House when approaching Harlington from the direction of Hayes Town. Local bus services provide access to nearby & surrounding areas to include Hayes Town with its Hayes & Harlington mainline station. It's recently opened Elizabeth Line quotes estimated journey times of:- Heathrow terminals 1, 2 & 3 of 5 minutes, Paddington 16 minutes Bond Street 20 minutes Liverpool Street 27 minutes and Canary Wharf 34 minutes. Popular local shopping facilities are located just 525 yards from the property. Alternative shopping facilities including the Asda Superstore can be found 1 mile away with Hayes Town 1.3 miles from the property. For popular local schools William Byrd Primary Academy & Nursery are opposite the property. For those working at Heathrow Airport the Tunnel Road East entrance is just 1.8 miles from the property. The M4 motorway providing access to the M25 A40 London & the West is just over 2 miles from the property.

Property Reference 7840. Council Tax Band D £1864.00 Per Annum. Epc Rating TBC

ENTRANCE PORCH/EXTENDED ENTRANCE HALL

Brick built & Upvc double glazed entrance porch under a pitched tiled roof, Upvc double glazed entrance door, dual side aspect Upvc double glazed windows, polished wood flooring, inset low voltage ceiling lighting, radiator, carpeted staircase to first floor, opening onto:-



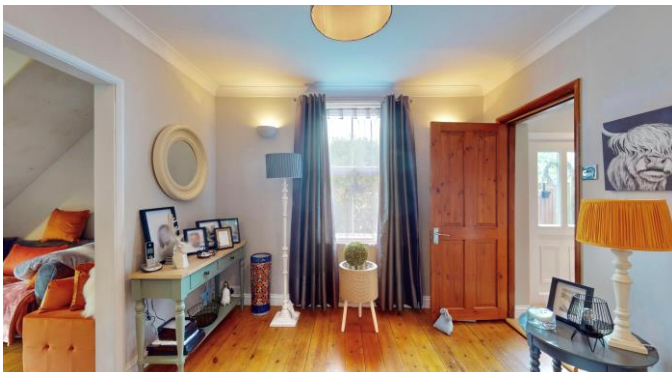
LOUNGE

Cozy warmly inviting room with front aspect Upvc double glazed sash style window, coved ceiling, feature old stock brickwork fireplace & chimney breast, timber mantle, arched opening & brickwork hearth, polished wood flooring, radiator, intercommunicating with:-



SITTING ROOM

Side aspect Upvc sash style double glazed window, coved ceiling, polished wood flooring, radiator, pine door to:-



INNER LOBBY

Side aspect sash style Upvc double glazed window, coved ceiling, wood effect laminate flooring, built in storage cupboard, door to cloakroom, Upvc double glazed door to side of the property, opening onto kitchen dining room.

CLOAKROOM

Modern fitted white suite, concealed cistern wc with push button flush, ceramic cloakroom basin with monobloc lever tap & vanity cupboard under, part tiled wall, tiled flooring, inset low voltage ceiling lighting, extractor fan. It is our opinion that if you utilize the adjacent walk in storage cupboard you could add a shower cubicle to create a shower room/wc. (Subject to the required works)

KITCHEN DINING ROOM

Extended to rear, a bright & airy space with a luxury Cottage style fitted kitchen comprising:- Range of grey Shaker style wall units with cornice over, matching base & drawer units with laminated worktops over & ceramic metro style splash backs, ceramic butler sink with antique style monobloc mixer taps & storage cupboard under, space & plumbing for washing machine & dishwasher, space for slot in oven with canopy extractor over, space for fridge freezer, tumble dryer, wall mounted Worcester Bosch gas fired central heating boiler, dining area with space for dresser unit, dining table & chairs, wood effect laminate flooring, inset low voltage ceiling lighting, radiator, front & rear aspect sash style Upvc double glazed windows, Upvc double glazed door to garden.



FIRST FLOOR LANDING

Side aspect sash style Upvc double glazed window, access to loft space, wood effect laminate flooring, built in airing cupboard housing hot water cylinder, doors to:-

BEDROOM ONE

Side aspect sash style Upvc double glazed window, coved ceiling with inset low voltage lighting, wood effect laminate flooring, radiator, door to:-





EN-SUITE BATHROOM/WC

Luxury white antique cottage style suite comprising:- Acrylic bath with Shaker style panels, bath shower mixer taps with flexible hose, & detachable handset, ceramic pedestal wash hand basin, close coupled wc, mostly tiled walls, tiled flooring, antique style towel radiator, extractor fan, coved ceiling with inset low voltage lighting, rear aspect sash style Upvc double glazed window.



BEDROOM TWO

Front aspect Upvc double glazed window, coved ceiling, wood effect laminate flooring, two built in storage cupboards, radiator.



SIDE GARDEN/ENTRANCE

Accessed from the front of the property or the side door from the inner lobby, laid to shingle with shrub borders, timber paneled fencing.



FRONT GARDEN

Paved footpath to entrance door, remainder laid to shingle, shrub border, privet hedging, iron railings & entrance gate.

REAR GARDEN

Good sized delightful & secluded 70'7 x 20'5 rear garden comprising:- Extensive paved patio area, remainder laid to lawn with flower & shrub borders, footpath to the foot of the garden with timber shed, timber paneled fencing, farmland to the side & rear.



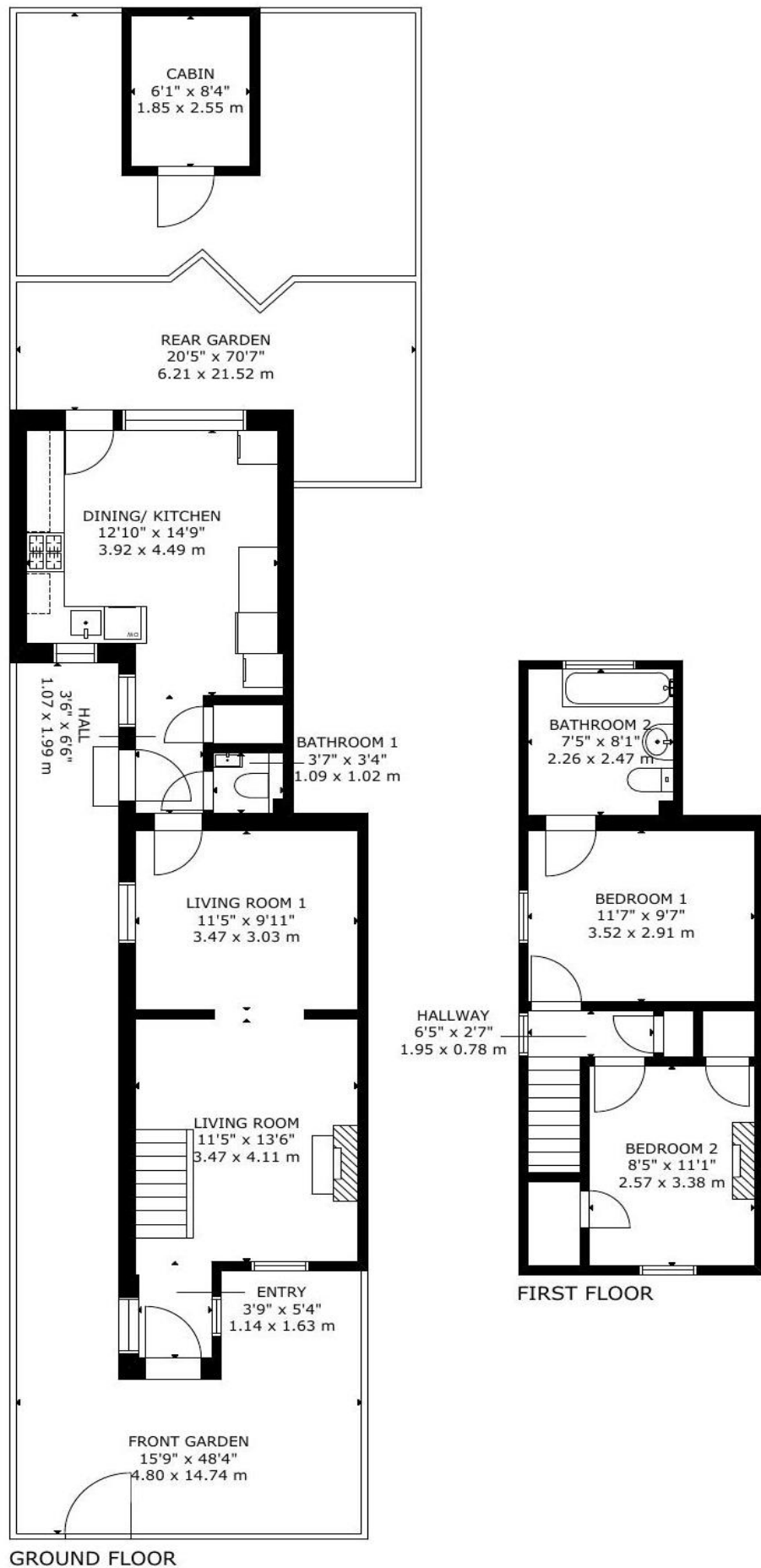
PARKING

On street permit parking.



LOCATION MAP





GROSS INTERNAL AREA

TOTAL: 81 m²/874 sq ft

GROUND FLOOR: 49 m²/528 sq ft, FIRST FLOOR: 32 m²/346 sq ft

EXCLUDED AREAS: FRONT GARDEN: 37 m²/403 sq ft, REAR GARDEN: 130 m²/1,400 sq ft, CABIN: 5 m²/51 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY