



* WELL PRESENTED TWO BEDROOM HOME * IDEAL FIRST TIME BUY / BUY TO LET INVESTMENT * WALKING DISTANCE TO MAINLINE STATION * COUNTRYSIDE WALKS NEARBY * LIVING ROOM * REAR ASPECT KITCHEN / DINING ROOM * TWO BEDROOMS * MODERN FITTED BATHROOM * WELL MAINTAINED ENCLOSED REAR GARDEN * OFF ROAD PARKING SPACE * VIEWING RECOMMENDED *

Bradshaws are delighted to offer for sale this well presented, two bedroom home situated in Harlington and within walking distance of the mainline railway station offering services to St Pancras and beyond. The property offers a lounge with a rear aspect kitchen / dining room on the ground floor and two bedrooms and a bathroom on the first floor. Externally, there is a well maintained, good sized mature garden to the rear and an off road parking space to the side. An internal viewing of the property is recommended.

Living Room

11'3" x 8'7" (3.44m x 2.62m)

Double glazed front door and window with leaded light detail to the front aspect. Radiator. Television point. Laminate wood flooring. Coved ceiling.



Kitchen / Dining Room

15'3" x 11'3" (4.67m x 3.44m)

Fitted with a range of wall and base level units with worksurface over incorporating one and a half bowl drainer sink unit. Integrated oven and gas hob with extractor hood over. Fridge and freezer. Space and plumbing for washing machine. Part tiled walls. Wall mounted gas fired boiler. Laminate wood flooring. Radiator. Understairs storage cupboard. Double glazed door and window with leaded light detail to the rear garden.



Landing

Providing access to all first floor accommodation. Hatch to loft. Fitted carpet.

Bedroom One

11'3" x 8'7" (3.44m x 2.62m)

Double glazed window with leaded light detail to the front aspect. Radiator. Fitted carpet. Television point.



Bedroom Two

11'10" x 7'9" (3.63m x 2.38m)

Double glazed window with leaded light detail to the rear aspect. Radiator. Fitted carpet. Airing cupboard.



Bathroom

Modern fitted bathroom to comprise close couple w/c, pedestal wash hand basin and roll top bath with mains fed shower attachment over. Radiator. Part tiled walls. Obscure double glazed window with leaded light detail to the rear aspect.

Services and appliances have not been tested.



To The Front

The front of the property has a small slate shingled area adjacent to the approach to the front door.

Parking

The property has an off road parking space located to the side of the property.

Rear Garden

A mature and well kept rear garden laid mainly to lawn with a paved patio area and flower and shrub borders. Boundary fence. Ornamental wall.



Disclaimer

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Viewing

By appointment through Bradshaws.

Note

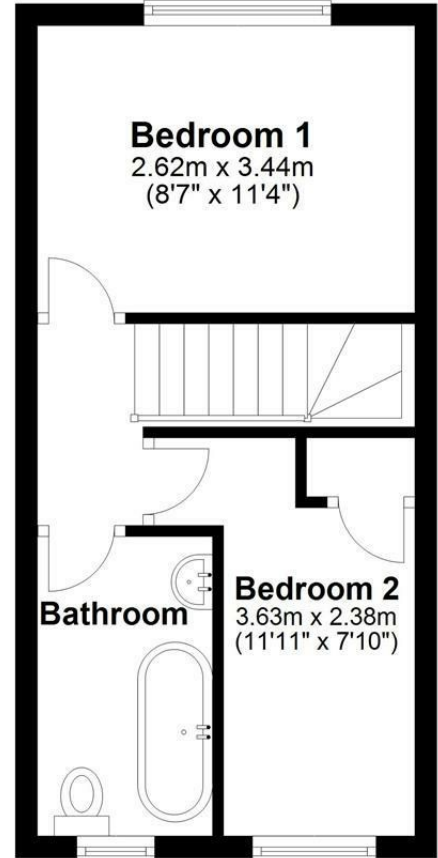
Ground Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.1 sq. feet)



Total area: approx. 50.8 sq. metres (547.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

