

A spacious three bedroom semi-detached home, located in a quiet residential area in the heart of the charming village of Harlington. The property offers a spacious entrance hall, fitted kitchen / breakfast room, living room, conservatory and downstairs shower room. On the first floor are three good-sized bedrooms and a family bathroom. The garden offers a brick built shed, ideal for storage and potential for future conversion.

The Harlington train station is a short walk, making it ideal for those who require frequent and regular access to Central London and beyond. Local shops, pubs, cafe and schools are a short walk away. Internal viewings are strongly recommended to appreciate this family home.

## To the Front

Garden laid mainly to lawn with boundary fencing, mature shrubs, bushes and trees. Path leading to side gate which provides onward access to the rear garden.



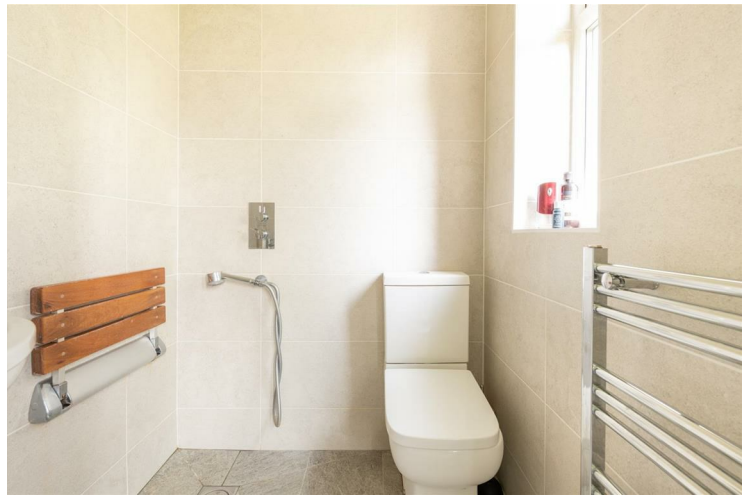
## Entrance Hall

Extended by the current vendors to provide a larger entrance area and ground floor wet room. Double glazed composite door to the front aspect. Double glazed window to the front. Wood laminate flooring. Radiator. Meter cupboard. Hive central heating control panel. Feature porthole window to the front aspect. Stairs rising to the first floor accommodation.



## Wet Room

Fitted to comprise a rainfall shower over. Close coupled w/c. Wash hand basin. Fully tiled walls and floor. Heated towel rail. Double glazed window to the front. Extractor.



## Kitchen/Breakfast Room

Fitted with a range of wall, drawer and base level units with work surfaces over. Single drainer sink unit. Integrated oven and ceramic hob. Double glazed door to the side and double glazed window to the rear aspect. Space and plumbing for a washing machine and dishwasher. Space for a fridge and freezer. Wall mounted combination boiler. Radiator. Textured ceiling.



## Living Room

Dual aspect with double glazed window to the front and sliding patio doors to the conservatory. Feature fire place with log burner and hearth. Wood laminate flooring. Two Radiators. TV point. Textured ceiling.



### Conservatory

Of Upvc frame and double glazed sealed unit construction. Double glazed door to the side aspect. Power points.



### Bedroom Two

Double glazed window to the rear aspect. Fitted carpet. Radiator. Coved and textured ceiling



### Landing

Providing access to all first floor accommodation with Double glazed window to the front aspect. Fitted carpet. Hatch to the loft. Coved and textured ceiling.



### Bedroom Three

Double glazed window to the front aspect. Fitted carpet. Radiator. Coved and textured ceiling. Recessed wardrobe space.

### Bedroom One

Double glazed window to the rear aspect. Built in wardrobe. Fitted carpet. Radiator. Coved and textured ceiling.



## Bathroom

Fitted to comprise a panelled bath with shower screen and shower over. Close coupled w/c with concealed cistern. Wash hand basin set into a vanity unit with storage under. Tiled walls. Heated towel rail. Double glazed window to the front. Extractor. Inset spotlights to the ceiling.



## NB

Services and appliances have not been tested.

## Viewing

By appointment through Bradshaws.

## 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.)

## Garden

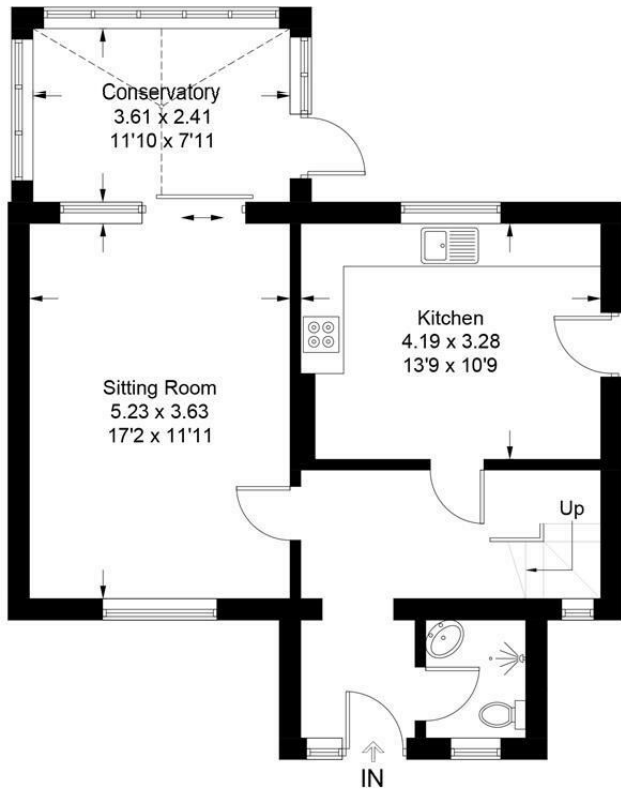


## Brick Built Shed

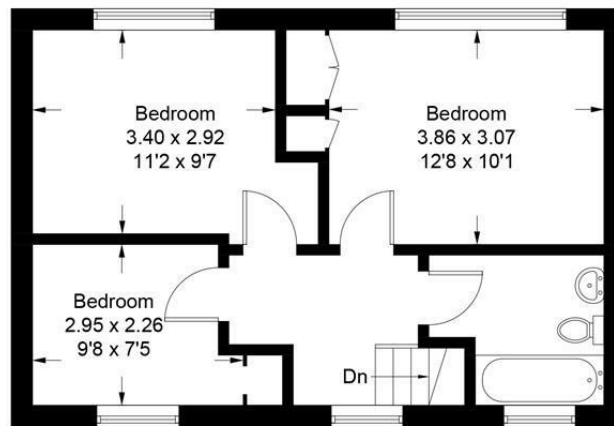
A useful space that offers vast potential to convert into a home office space or hobby room.

## 22 Robinson Crescent

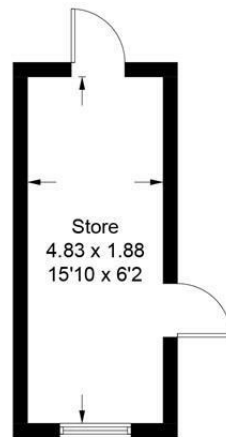
Approximate Gross Internal Area = 100.2 sq m / 1078 sq ft  
 Outbuilding = 9.2 sq m / 99 sq ft  
 Total = 109.4 sq m / 1177sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082025)

