



Set on Park Leys in the charming village of Harlington, this delightful semi-detached house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, making it perfect for small families or those looking to start their journey into homeownership.

Situated just a short walk from Harlington Train Station, this property benefits from excellent transport links, making it convenient for commuters. The popular village location offers a friendly community atmosphere, with local amenities within easy reach.

Importantly, this property is offered with no upper chain, ensuring a smooth and straightforward purchasing process. We strongly advise viewing this charming home to fully appreciate its potential and the lifestyle it offers. Don't miss out on this fantastic opportunity to make it your own.

While the home requires some updating and modernisation, it holds vast potential for those looking to personalise their living space. There is also the possibility to extend the property, subject to the necessary consents, allowing you to create your dream home.

Upon entering, you will find a welcoming living room that offers a comfortable space for relaxation and entertaining. The kitchen and dining area provide a practical layout, ideal for family meals and gatherings. Additionally, the property features a garage and ample parking for up to three vehicles, a rare find in this desirable location.

Living Room

Double glazed composite door and window to the side aspect. Double glazed window to the front aspect. Fitted carpet. Radiator.



Kitchen / Breakfast Room

A good sized rear aspect room with sliding patio doors leading to the rear garden and a kitchen area that is fitted to comprise a range of wall, drawer and base level units with work top surfaces over. Single drainer sink unit. Gas hob with an extractor hood over. Integrated eye level oven and grill. Double glazed window to the rear aspect. Radiator.



Landing

Providing access to all first floor accommodation with fitted carpet. Airing cupboard housing the modern fitted wall mounted boiler. Hatch to the loft.

Bedroom One

Double glazed window to the front aspect. Fitted wardrobes. Radiator. Fitted carpet.

Bedroom Two

Double glazed window to the rear aspect. Radiator. Fitted carpet.



Bathroom

Fitted to comprise a w.c. Pedestal wash hand basin. Panelled bath with shower over. Fully tiled walls. Radiator. Double glazed window to the rear aspect.



To the Front

Garden area laid to lawn. Driveway providing off road parking and onward access to the garage.



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.)

Detached Garage

With an up and over door to the front. Double glazed windows to the side. Light and power.



Rear Garden

A good sized rear garden laid mostly to lawn with boundary fencing. Mature shrubs, bushes and trees. Gated pedestrian access to the side.



NB

Services and appliances have not been tested.

Viewing

By appointment through Bradshaws.

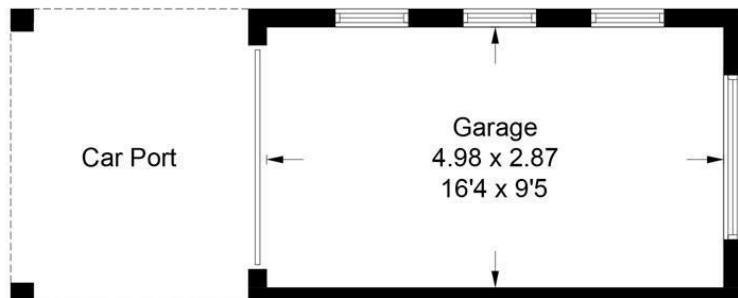
Disclaimer

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

Approximate Gross Internal Area = 59.7 sq m / 643 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 73.9 sq m / 796 sq ft
 (Excluding Car Port)



= Reduced headroom below 1.5m / 5'0

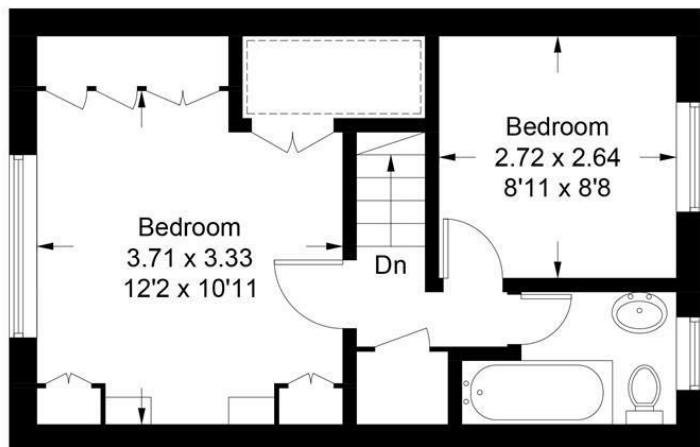


(Not Shown In Actual Location / Orientation)



Ground Floor

IN



First Floor

Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1247946)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	