

Nestled in the sought-after area of Park Leys, Harlington. This charming two-bedroom semi-detached house offers a delightful blend of comfort and convenience.

This property is particularly appealing for first-time buyers or those looking to downsize, thanks to its practical layout. Additionally, the house boasts parking, including a garage and driveway, ensuring that you will never be short of space for your vehicles.

Situated within walking distance to the train station, residents can enjoy fast and frequent services to central London and beyond, making it an excellent choice for commuters. The popular residential location further enhances the appeal of this lovely home, providing a sense of community and accessibility to local amenities.



The property features two well-proportioned reception rooms, perfect for both relaxation and entertaining. The spacious lounge invites you to unwind, while the kitchen and dining area provide an ideal setting for family meals or gatherings with friends. Upstairs, you will find two generously sized bedrooms and a family bathroom.

The private rear garden is a lovely outdoor space, perfect for enjoying sunny days or hosting barbecues.

### Entrance Lobby

Providing access to all ground floor accommodation with a door leading to the lounge and a door leading to the Kitchen/Dining Room, tiled floor, double glazed window to the side, under stair storage cupboard.

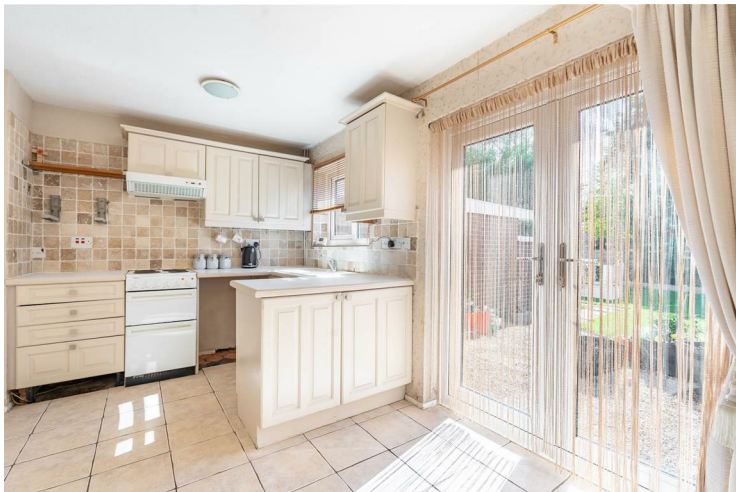
### Lounge

Double glazed bow window to the front aspect, radiator, two wall light points, central heating thermostat, TV point, textured ceiling, stairs rising to the first floor.



### Kitchen/Dining Room

Fitted to comprise of a range of wall, drawer and base level units with work surfaces over, 1 1/2 drainer sink unit, space for an electric cooker, space and plumbing for a washing machine, part tiled walls, wall mounted gas boiler (serving all heating and hot water requirements), textured ceiling, ,Double glazed window to the rear aspect, french doors to the rear garden.



### Dining Area



### First Floor Landing

Providing access to all first floor accommodation with a hatch to the loft, fitted carpet, airing cupboard (housing the insulated hot water tank), power points.

### Bedroom One

Double glazed window to the front aspect, fitted wardrobe, radiator, fitted carpet, textured ceiling.



### Bedroom Two

Double glazed window to the rear aspect, radiator, fitted carpet, textured ceiling.





### Bathroom

Fitted to comprise of a low level w/c, wash hand basin, "P" shaped panelled bath with a mixer/shower attachment over and shower screen , part tiled walls, tiled floor, radiator, double glazed window to the rear aspect.



### To The Front & Side

Low maintenance being laid mostly to lawn.



### To The Rear

A private rear garden patio area laid to shingle adjacent to the rear of the property with the remainder being laid to lawn, boundary fencing, mature trees and shrubs, gated access to the side.



### Detached Garage

With up and over door, light and power, window to the side.

### NB

Services and appliances have not been tested.

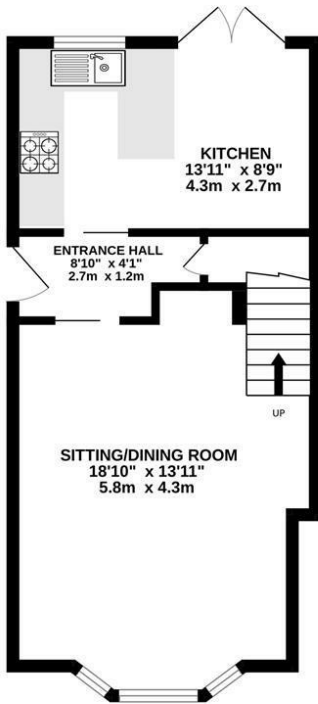
### Viewing

By appointment through Bradshaws.

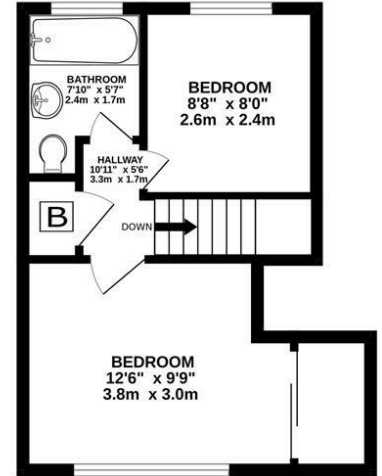
### Disclaimer

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 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.)

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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