

Boltons Lane Harlington UB3 5BS



£299,950 Freehold

No upper chain, one bed end of terrace house, 1980s built, cul-de-sac location, open plan lounge, separate fitted kitchen, first floor bathroom/wc, electric heating, double glazed, loft storage, allocated parking, private rear garden, just 120 yards from Bolttons Lane Open Space, ideal for first time buyers, those downsizing or buy to let investors, excellent location for access to Heathrow Airport.

LOCATION

With approximate distances. The property is located at the cul-de-sac end of Bolttons Lane which is off the A4 Bath Road. Local bus services on the Bath Road provide access to Slough, Langley, Greenford, Kingston, Uxbridge, Hayes, Harlington, Hounslow & other local areas. Heathrow station with its recently opened Elizabeth Line link is just over a mile from the property. Local shopping facilities at Harlington High Street are located a mile away. Access to the M4 with Links to the M25, A40, Central London & the West is just 350 yards from the property. Ideally situated for those working at the many hotels on the Bath Road or Heathrow Airport.

BOLTON'S LANE OPEN SPACE

Just 120 Yards away is a charming public park that offers a peaceful retreat for dog walkers. With its open fields and well-maintained paths, it's an ideal spot for exercising dogs while enjoying a leisurely stroll.

Property reference 7888 Council Tax band C £1735.00 Per annum EPC Rating E

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Proprietor: Mr Laurence Currie · Associate Director: Antony Seeney

Please note the internal photographs are AI created from recent photos with furniture removed to appreciate the actual space provided.

ENTRANCE

Hardwood part glazed entrance door to:-

ENTRANCE LOBBY

Built in storage cupboard, carpeted flooring, door to:-

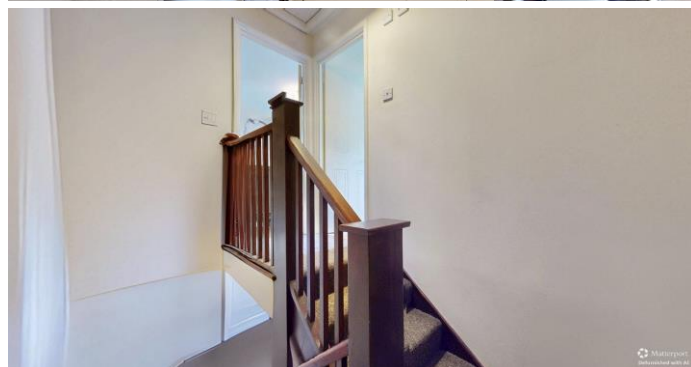
LOUNGE

Rear aspect Hardwood double & secondary single glazed window, artexed ceiling, carpeted staircase to first floor landing, carpeted flooring, electric storage heater, built in storage cupboard, door to kitchen.



KITCHEN

Fitted kitchen comprising:- Range of white wall & matching base & drawer units with laminated work tops over, stainless steel single bowl single drainer sink unit with mixer taps, plumbing and space for washing machine, space for fridge & slot in cooker, wood effect laminate flooring, artexed ceiling, rear aspect hardwood framed double glazed window.



FIRST FLOOR LANDING

Split level, access to loft, artexed ceiling, carpeted flooring, doors to:-

BEDROOM

Rear aspect Upvc double & secondary glazed window, artexed ceiling, built in double wardrobes, carpeted flooring, electric storage heater.



BATHROOM

Fitted coloured suite comprising:- Acrylic paneled bath, bath/shower mixer taps, adjustable rail, flexible hose & detachable shower head, ceramic pedestal wash hand basin, close coupled wc, wall mounted electric heater, heated towel rail, fully tiled walls, vinyl flooring, rear aspect hardwood framed double glazed window.



GARDEN

30'2 X 17'5 Private garden to rear, small paved area, laid to lawn (overgrown at present), part brickwork boundary walling, remainder timber paneled fencing.



PARKING

Allocated parking for one car.



