

















Hatch Lane, Harmondsworth, West Drayton, UB7 0AY

- Ground floor maisonette
- Off street parking for two cars
- Two bedrooms
- Well-proportioned living room
- Private rear garden
- Modern fitted kitchen
- Contempoary shower room
- Attractive period conversion

Asking Price £280,000

Descriptiopn
Offering an appealing combination of character, practical accommodation and private outside space, this property would make an ideal first-time purchase, downsize or investment opportunity.

Accommodation
The property comprises a welcoming living/dining room, a fitted kitchen with contemporary white gloss units and integrated cooking appliances, two bedrooms and a modern shower room finished with marble-effect tiling and a walk-in shower.

Outside
Externally, the property benefits from a private rear garden, predominantly laid to lawn with paved areas for outdoor seating and entertaining. There is a private driveway providing off-street parking for two cars to the front, adding to the practicality and appeal of this charming period home.

Situation
Located in Harmondsworth village and within easy reach of transport links for access to West Drayton, Uxbridge, Heathrow and the motorway network.

Terms and notification of sale
Tenure: Leasehold
Lease Remaining: 148 Years
Local Authority: London Borough of Hillingdon
Council Tax Band: B
Current EPC Rating: TBC
Service Charge: £0
Ground Rent: £200



IMPORTANT NOTICE
These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts

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TOTAL FLOOR AREA : 517 sq.ft. (48.0 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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