



## £275,000 Leasehold

West End Lane, Harlington, UB3

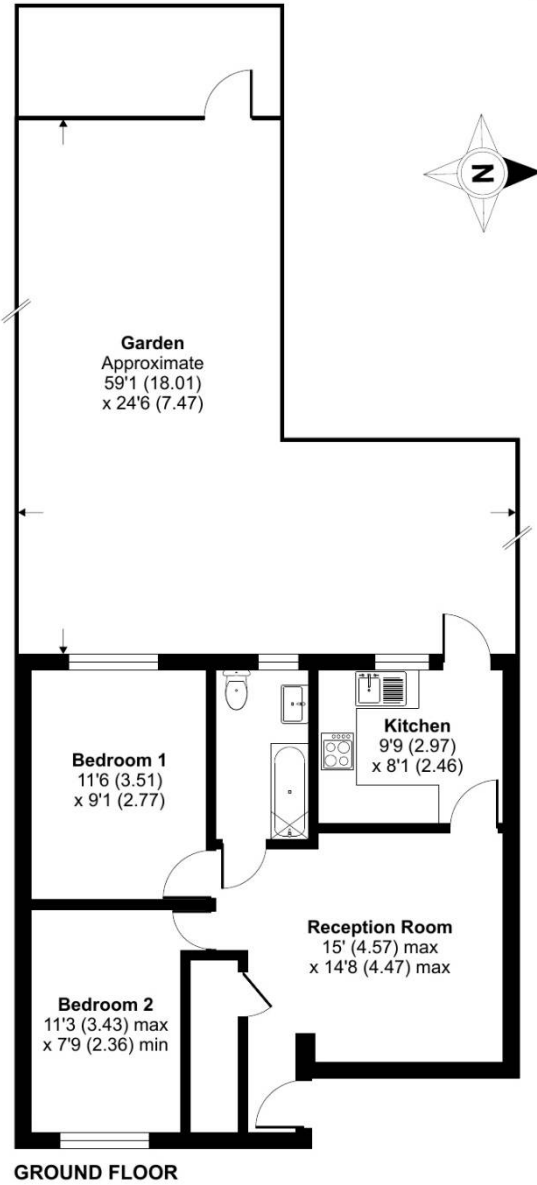
Introducing a charming 2 bedroom ground floor maisonette on West End Lane, Harlington, that seamlessly combines modern comforts with classic appeal. This residence boasts a private driveway, ensuring convenient parking at your doorstep. Step inside to discover a spacious living room and a newly renovated bathroom, offering a touch of luxury. The property extends its allure outdoors with a delightful garden, perfect for relaxation or entertaining. Don't miss the chance to make this your home - where style meets comfort at every turn.

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# West End Lane, Harlington, UB3

## West End Lane, Hayes, UB3

Approximate Area = 556 sq ft / 51.7 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Simple Estate Agents. REF: 1061934



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>77</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 26 sec (262 ft)  
Continue on Coldharbour Ln to Hayes Town 1 min (0.2 mi) Follow Station Rd to High St/A437 5 min (0.8 mi) Continue onto High St/A437 Go through 1 roundabout 3 min (1.0 mi) Follow W End Ln to The Crescent 39 sec (0.2 mi) UB3 5LU W End Ln, Harlington, Hayes

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>77</b>
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.