

The Island, Longford Village, UB7 0ES

£475,000

Freehold

**b simmons**

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Located on one of Middlesex's hidden residential gems, and boasting river frontage is this immaculately presented and spacious two-bedroomed mid-terrace style home. Offered to the market for the first time in nearly 30 years is this spacious mid-terrace home, situated upon the banks of the River Colne and on one of the most desirable private roads within the Heathrow area.

B Simmons are delighted to offer this home to the market in immaculate condition, with the current owners having tastefully and stylishly maintained the property throughout their occupation. The property is accessed via a recently installed composite door, with a small entrance hall with cupboard for shoes and coats leading on to the main living area and open-plan kitchen / dining room. Large glass sliding doors allow for not only stunning views over the River Colne but also flood the property with stunning light. The kitchen is a modern fitted kitchen with integrated appliances, and features an island, helping to break up the kitchen from the dining area. On the first floor, buyers will find a modern re-fitted kitchen, a double bedroom and the large principal bedroom with built in storage.

The property boasts two allocated parking spaces next to the property, along with ample visitor parking. The property has a modern and regularly serviced combination boiler and is triple glazed throughout. Externally, the views over the river Colne are stunning, tranquil and private, with no public access to the land adjacent to the property and only residents of The Island able to enjoy. The garden for the property is paved and gated, and is west facing and so a stunning area to enjoy a meal or drink in the evening sun.

The property is located near Heathrow in Longford Village, a traditional village boasting a wealth of amenities such as beautiful country pubs, a petrol station and local shop and several fast food or take-away outlets. There are regular buses running to Slough Town Centre (every 12 minutes) or Uxbridge (Every 20 minutes), whilst Heathrow Terminal 5 is only 0.7 Miles away, whilst Junction 14 on the M25 is just 1.5 Miles. Please call B Simmons today to enquire about this property, and arrange your viewing.

**Tenure: Freehold**

**Council Tax Band: C**

**EPC Rating: C**

**NB: All leasehold information must be verified by your solicitor.**

23 The Island, West Drayton, Greater London, UB7 0ES



Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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## Ground Floor

Floor area 30.6 sq.m. (329 sq.ft.)  
approx

## First Floor

Floor area 29.6 sq.m. (319 sq.ft.)  
approx

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.