

Saunton Avenue, Harlington, UB3 5HQ

£399,950

A two bedroom mid-terrace house situation in Saunton Avenue just of Bath Road within easy reach to amenities and transport links to Heathrow Airport. M4/M25 motorway links are also a short distance away. The accommodation comprises on the ground floor open plan lounge, kitchen/diner, on the first floor two bedrooms with built-in wardrobes and bathroom. Outside a rear garden with brick built outhouse and a block paved area to the front.

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Open Plan Lounge

Front aspect double glazed window, radiator, laminate flooring, stairs to first floor.

Kitchen/Diner

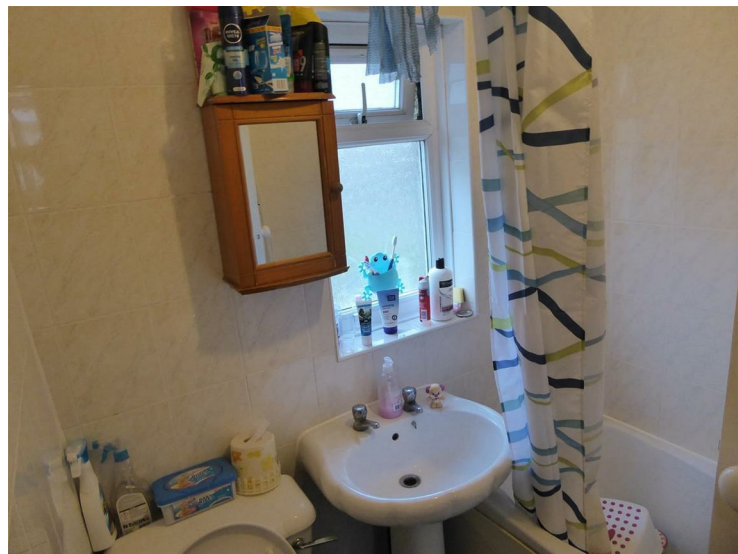
Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall units, built-in hob and oven below, extractor fan, power point, wall mounted boiler, space for washing machine and fridge.

First Floor Landing**Bedroom One**

Front aspect double glazed window, built-in wardrobe,

Bedroom Two

Rear aspect double glazed window, radiator, built-in wardrobes with bed recess.

Bathroom

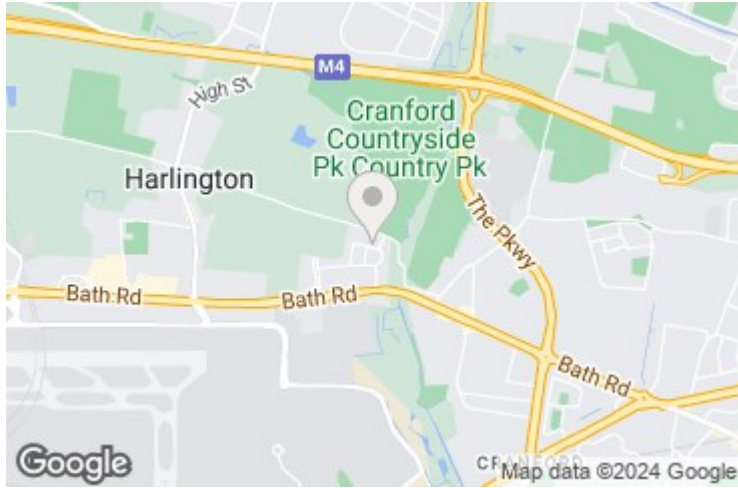
White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, tiled walls, double glazed window, access to loft space.

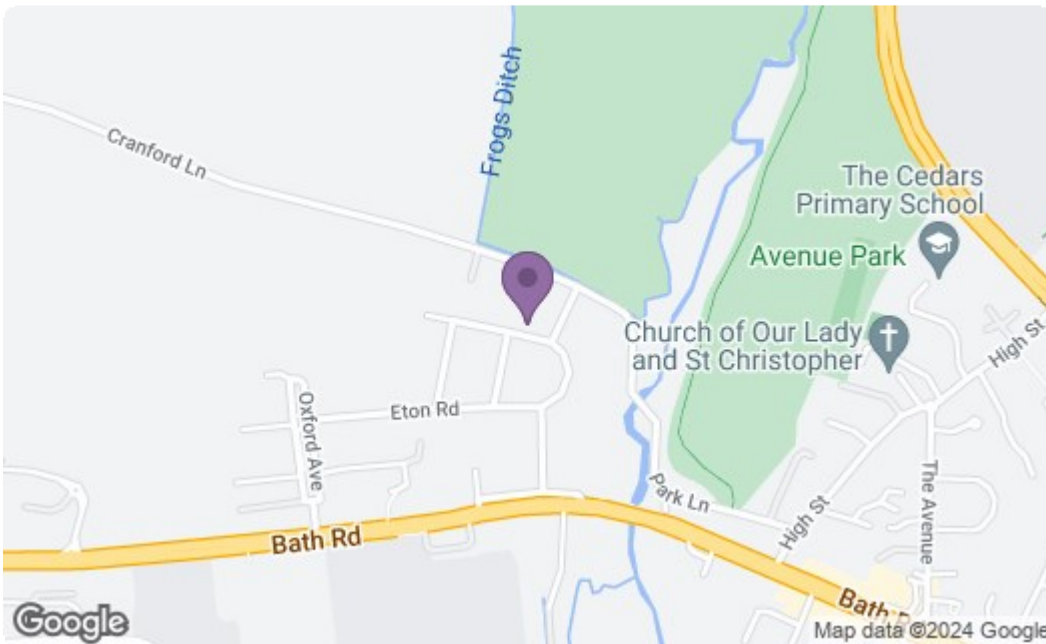
Outside**Rear Garden**

Laid to lawn area, brick built outhouse.

Front

Block paved area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075