£850,000 Freehold

Harlington Road, Uxbridge, UB8

Introducing this fantastic five-bedroom semi-detached home on the sought-after Harlington Road, Hillingdon. Spacious and versatile, this property is perfect for families or could be an excellent HMO opportunity (subject to planning permission). Don't miss out on this great find!
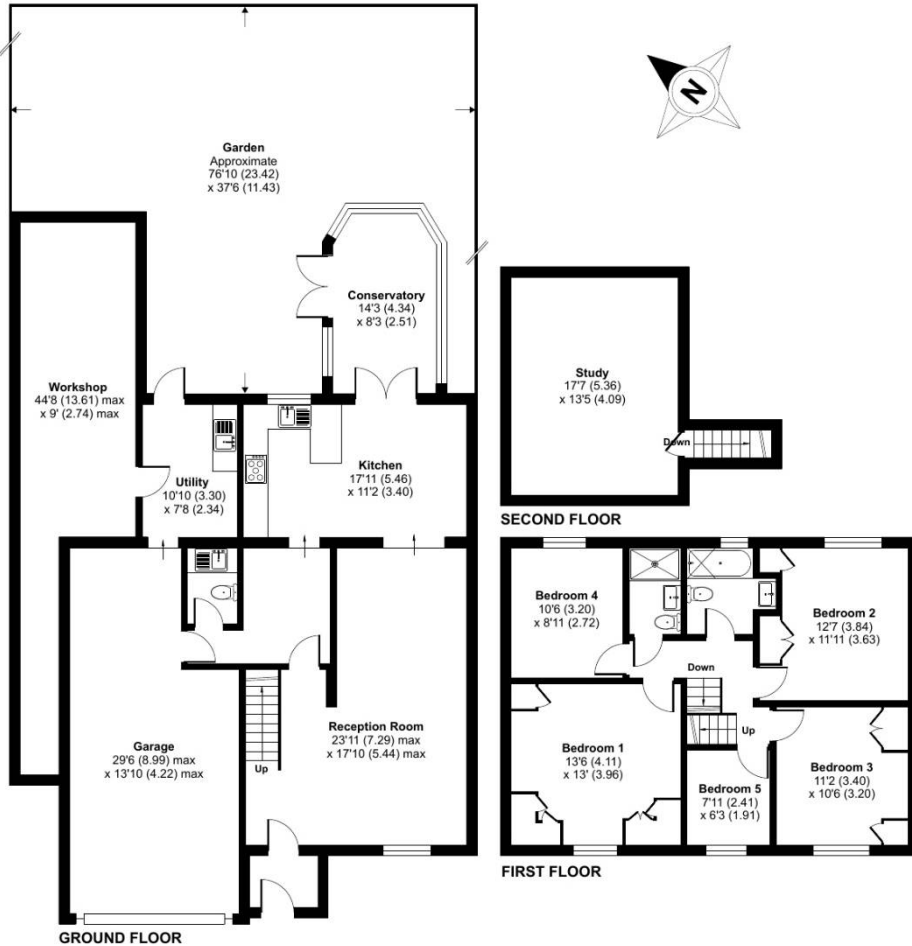
Harlington Road, Uxbridge, UB8

Harlington Road, Uxbridge, UB8

Approximate Area = 2253 sq ft / 209.3 sq m
Garage = 357 sq ft / 33.1 sq m
Total = 2610 sq ft / 242.4 sq m

For identification only - Not to scale

N

Garden
Approximate
76'10 (23.42)
x 37'6 (11.43)

Conservatory
14'3 (4.34)
x 8'3 (2.51)

Study
17'7 (5.36)
x 13'5 (4.09)

Down

SECOND FLOOR

Workshop
44'8 (13.61) max
x 9' (2.74) max

Kitchen
17'11 (5.46)
x 11'2 (3.40)

Utility
10'10 (3.30)
x 7'8 (2.34)

Bedroom 4
10'6 (3.20)
x 8'11 (2.72)

Bedroom 2
12'7 (3.84)
x 11'11 (3.63)

Down

Garage
29'6 (8.99) max
x 13'10 (4.22) max

Reception Room
23'11 (7.29) max
x 17'10 (5.44) max

Up

Bedroom 1
13'6 (4.11)
x 13' (3.96)

Up

Bedroom 5
7'11 (2.41)
x 6'3 (1.91)

Bedroom 3
11'2 (3.40)
x 10'6 (3.20)

GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Simple Estate Agents. REF: 1225738

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Directions

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England, Scotland & Wales — EU Directive 2002/91/EC