



Shortlands, Harlington, UB3 5HF

Situated in a pleasant residential close just a few minutes walk from Harlington village centre, shops and schools is this delightful 3 bedroom house with downstairs shower/wet room extension and upstairs bathroom. The property is well presented and has gas central heating & both double and triple glazed windows. The accommodation provides an entrance hall, fitted kitchen/breakfast room, downstairs shower/wet room and a sitting room overlooking a pretty rear garden. Upstairs has 3 bedrooms and a bathroom and outside you have lawned front & rear gardens with rosebushes and flowerbeds. There is a small row of residence garages with a parking space in front of each and this property is the only one with direct access into the garage from the garden.

Viewing strongly recommended!

£509,950

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Entrance Hall

Radiator, wood flooring, carpeted stairs to the first floor.

Shower/Wet Room Extension

Tiled walls & floor, plumbed shower, hand wash basin, low level wc. extractor fan, downlights, heated towel rail, window to front aspect,



Kitchen/Breakfast Room

11'5" x 10'0" (3.50 x 3.05)

Range of oak style wall, base & drawer units, fitted breakfast bar area, stainless steel sink with mixer tap & tiled surround, 'Zanussi' double oven, separate gas hob with stainless steel extractor, plumbed for washing machine, tiled floor, windows to front aspect.



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Sitting Room

16'6" x 12'1" (5.05 x 3.70)

Wood flooring, gas fire with back boiler, radiator, windows to rear aspect, door to garden.



Reverse View



1st Floor/Landing

Fitted carpets, airing cupboard housing hot water cylinder, access to loft space.

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Bedroom 1

11'9" x 9'10" (3.60 x 3.00)

Built-in wardrobes with mirror fronted sliding doors, windows to front aspect, radiator, fitted carpets.



Reverse View



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Bedroom 2

12'1" x 9'10" (3.70 x 3.00)

Built-in wardrobe, radiator, windows to rear aspect, fitted carpets.



Reverse View



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Bedroom 3

9'6" x 6'2" (2.90 x 1.90)

Radiator, windows to rear aspect, fitted carpets.



Bathroom

Panelled bath, tiled walls, plumbed shower & screen, hand wash basin, low level wc, extractor fan, radiator, windows to front aspect.



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Gardens

Pretty front & rear gardens, lawned with rose bushes & flower bed borders.

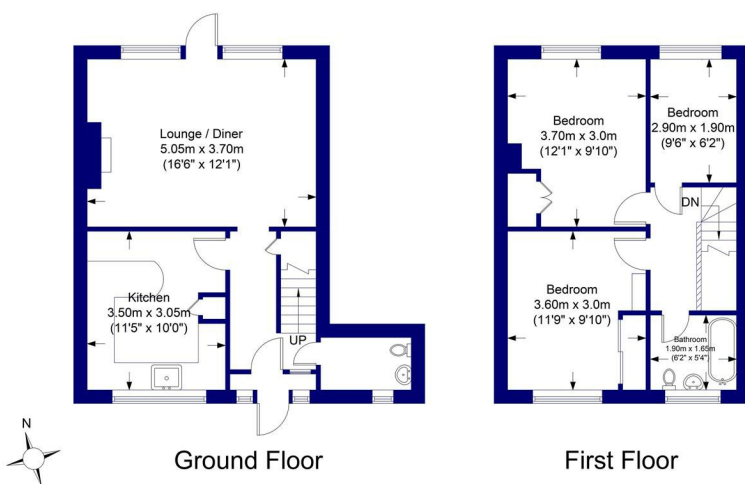


Garage

Situated in a small row of residence garages with a parking space in front of each - NOTE this property is the only to have direct access into the garage from the garden.

Floor Plan

Approximate Gross Internal Floor Area : 76.15 sq m / 819.67 sq ft
 Garden Measurement - (9.80m x 6.20m = 32'1" x 20'4")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>57</p>	<p>87</p>

England & Wales

EU Directive
2002/91/EC



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