



Triumph Close, Harlington, UB3 5BL

Located in a popular cul de sac is this well presented & spacious mid terrace house offered for sale with no onward chain, Accommodation comprises entrance hall, 15ft reception room, spacious kitchen / breakfast room, 2 double bedrooms and attractive front & rear gardens with garage in nearby block. Additional benefits include double glazing, gch and residents permit parking... VIEWING IS HIGHLY ADVISED.

Located on a popular & modern development just off the Bath Road, adjacent to Heathrow Airport and with easy access to both Hayes & Harlington station (Elizabeth Line) and Hatton Cross Station (Piccadilly Line) and also M4 /M25 motorway networks.

£425,000

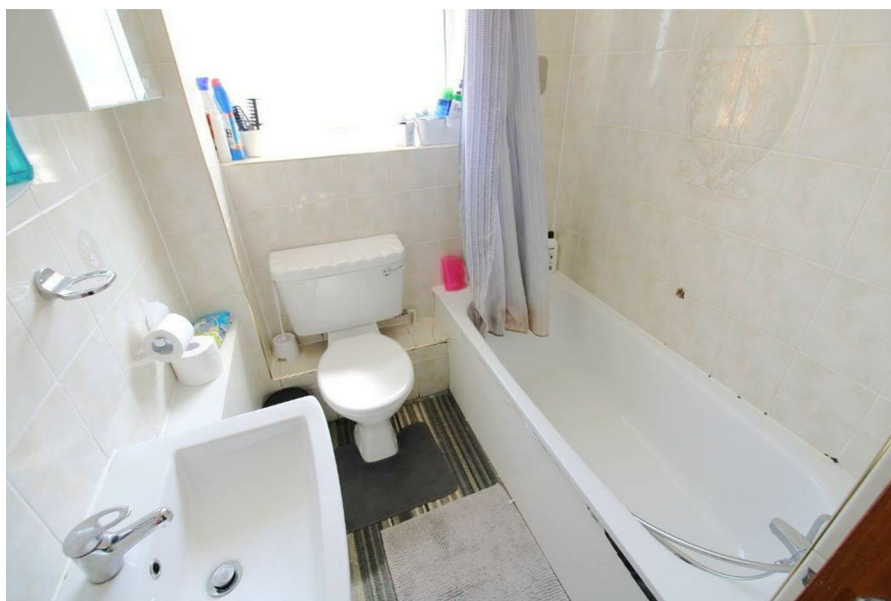
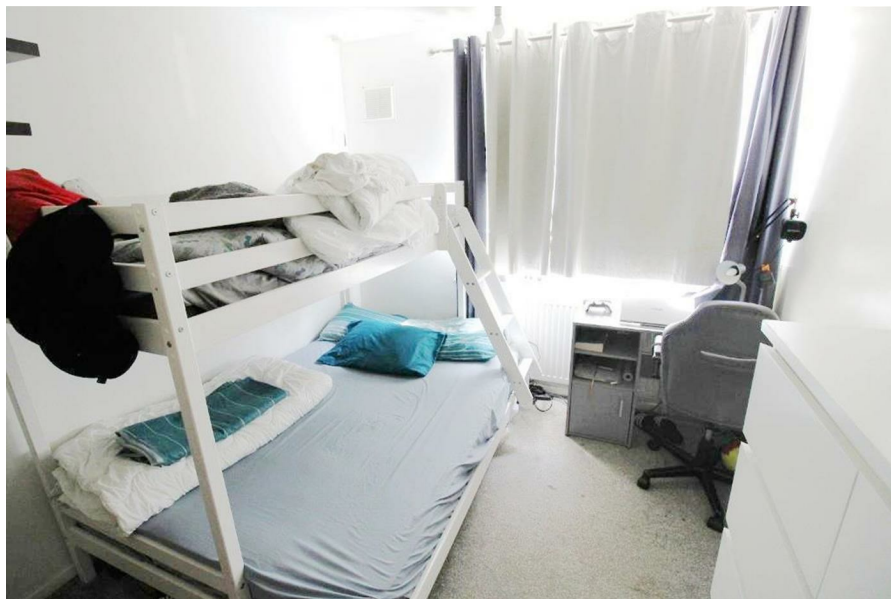
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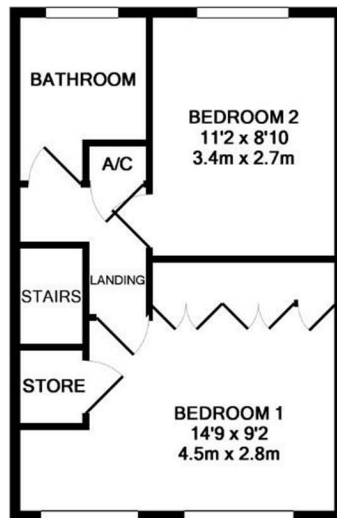
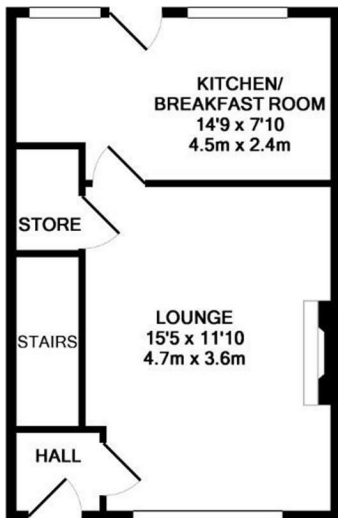
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GROUND FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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>68</p>	

England & Wales

EU Directive
2002/91/EC



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