



### **Hudson Road, Harlington, UB3 5EL**

**BAY FRONTED 3 BED SEMI DETACHED / SOUGHT AFTER LOCATION:** Situated in one of Harlington's premier locations just a few minutes walk from the Village centre with its excellent shopping and transport facilities and William Byrd Primary school, this 3 bedroom family home is also perfect for easy access to bus routes to the Bath Road and London Heathrow Airport and only a short drive to the M4 / M25 motorway networks. In need of some updating and offering room to extend (STPP) and tremendous potential, this semi detached property features a spacious lounge, separate dining area, functional fitted kitchen, good size bedrooms, fitted bathroom and a separate W.C. The property is also near open park space and benefits from a shared drive to off street parking, garage, residents permit parking and double glazed windows. Available with no upper chain this type of property is rarely available and not to be missed.

**Asking Price £520,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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15 Hudson Road, Harlington, UB3 5EL



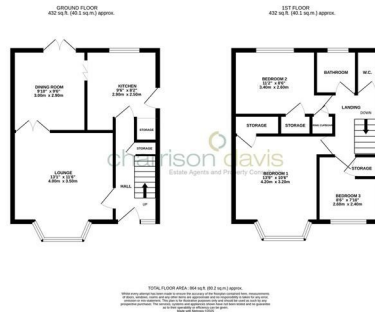
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## Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |                                    |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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