



### Providence Lane, Harlington, UB3 5EF

DO NOT MISS THIS!

A UNIQUE GENEROUS SIZED 3/4 DOUBLE BEDROOM HOUSE OFFERING TREMENDOUS POTENTIAL.

Situated within the heart of Harlington Village this unusual property has plenty of side space for you to extend and create your perfect family home stpp. The accommodation (over 1300 sq.ft) provides an entrance hall, 16' kitchen, 17' lounge and 16' dining room/4th bedroom. Upstairs has 3 large double bedrooms and a spacious bathroom with loft space suitable for conversion. Outside has double gates to its own drive parking several cars and a lawned front garden (no rear garden). The property is conveniently located with easy access to the Bath Road, Heathrow and the M4 London.

NO UPPER CHAIN AND AVAILABLE WITH IMMEDIATE VACANT POSSESSION.

**Asking Price £595,000**

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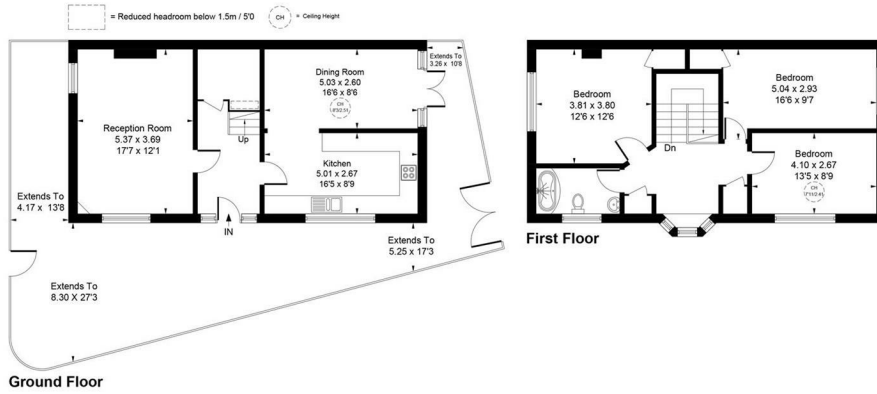


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Approximate Gross Internal Area  
121.93 sq m / 1312 sq ft



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 purchase.

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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>64</p>                          | <p>83</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |



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