

# Harlington Road

Hillingdon • Middlesex • UB8 3HA  
Guide Price: £600,000



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A three bedroom, semi-detached home situated on Harlington Road, offering potential to extend, subject to the usual planning consents, and providing easy access to local schools, bus/road links including the M40 with its links to London and the Home Counties. Uxbridge town centre and Metropolitan/Piccadilly line station is a short drive away. The ground floor of the property comprises open-plan 12ft living room, 18ft kitchen/diner and a W/C. To the first floor, there is the 12ft main bedroom, 11ft second bedroom, 6ft third bedroom and family bathroom with a separate W/C. Outside, there is off street parking with a 17ft brick-built garage in the landscaped private rear garden. Across the back of the house, there is an elevated, decked patio creating great space for outdoor enjoyment. To the rear, there is the 15ft summer house.

Three bedroom house

End terraced

Modernised throughout

Potential to extend (S.T.P)

Open plan ground floor

Ground floor W.C

Own drive to garage

Off street parking

Generous landscaped rear garden

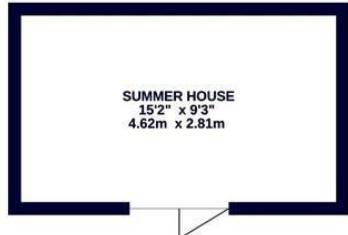
15ft Summerhouse

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





OUTBUILDINGS  
286 sq.ft. (26.6 sq.m.) approx.

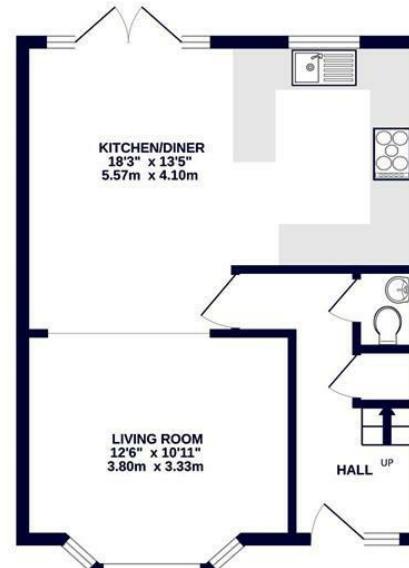


SUMMER HOUSE  
15'2" x 9'3"  
4.62m x 2.81m



GARAGE  
17'6" x 8'4"  
5.33m x 2.55m

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



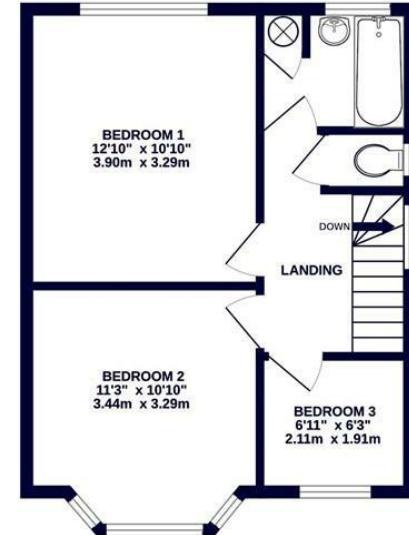
KITCHEN/DINER  
18'3" x 13'5"  
5.57m x 4.10m

LIVING ROOM  
12'6" x 10'11"  
3.80m x 3.33m

HALL

UP

1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



BEDROOM 1  
12'10" x 10'10"  
3.90m x 3.29m

BEDROOM 2  
11'3" x 10'10"  
3.44m x 3.29m

BEDROOM 3  
6'11" x 6'3"  
2.11m x 1.91m

DOWN

LANDING

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TOTAL FLOOR AREA : 1122 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Very energy efficient - lower running costs	
2014/15 A	A
2014/15 B	B
2014/15 C	C
2014/15 D	D
2014/15 E	E
2014/15 F	F
2014/15 G	G
More energy efficient - higher running costs	
EU Directive 2002/91/EC	87
England & Wales	64

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.