

# Harlington Road

Hillingdon • Middlesex • UB8 3HX  
: £389,950



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A stunning two bedroom, terraced house offered situated on a residential road in Hillingdon offering easy access to local schools which include Bishopshalt Senior School, St Bernadettes and the outstanding Hillingdon Primary, local shops and bus/road links. Uxbridge town centre with its access to shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away as is Hayes and Harlington train station (Elizabeth Line) with its direct links to the City. The ground floor of the property comprises 12ft lounge with beautifully appointed feature fireplace, 12ft kitchen and family bathroom. To the first floor, you will find the 12ft main bedroom with fitted wardrobes and 12ft second bedroom. Outside, there is a landscaped private rear garden, laid with artificial grass to create a low maintenance feel and a patio area. The garden is bordered by plants and shrubs creating a degree of privacy.

Two bedroom house

Terraced

Potential to extend (S.T.P)

Conveniently located

12ft lounge

12ft kitchen

12ft main bedroom with fitted wardrobes

Great transport links

Private rear garden

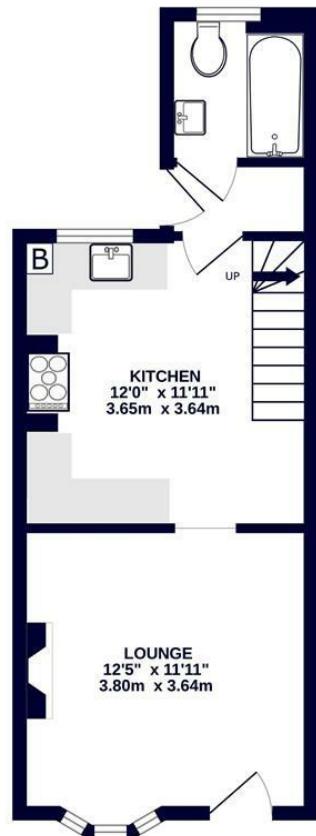
Ground floor bathroom

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.

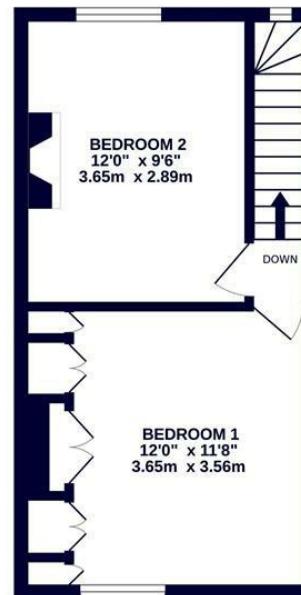




GROUND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



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TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

Whilst every reasonable care has been taken in the drawing of the above plan, no guarantee is given as to its accuracy. 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	
99-100 A	
90-91 B	
80-81 C	
70-79 D	
60-69 E	
50-40 F	
40-31 G	
All energy efficient - higher running costs	
2002/03 EPC	79
EU Directive	
England & Wales	

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.