



### Cranford Lane, Harlington, UB3 5HB

NO ONWARD CHAIN FOR THIS 2 DOUBLE BEDROOM HOUSE.  
IDEAL FIRST TIME BUY OR RENTAL INVESTMENT!

A charming 2 bedroom terraced 'Period' cottage set within a convenient location overlooking farmland and walking distance to Harlington Village shops. William Byrd school and bus routes to both Heathrow Airport and Hayes Elizabeth line station for central London. The M4/M25 motorway networks and Bath Road are only a short drive away. This period home has gas central heating, double glazed windows and a private South facing rear garden. Features:- 2 reception rooms, modern fitted kitchen, 2 double bedrooms and a modern bathroom + walk-in shower room.  
OFF STREET PARKING TO THE REAR.

**Asking Price £435,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

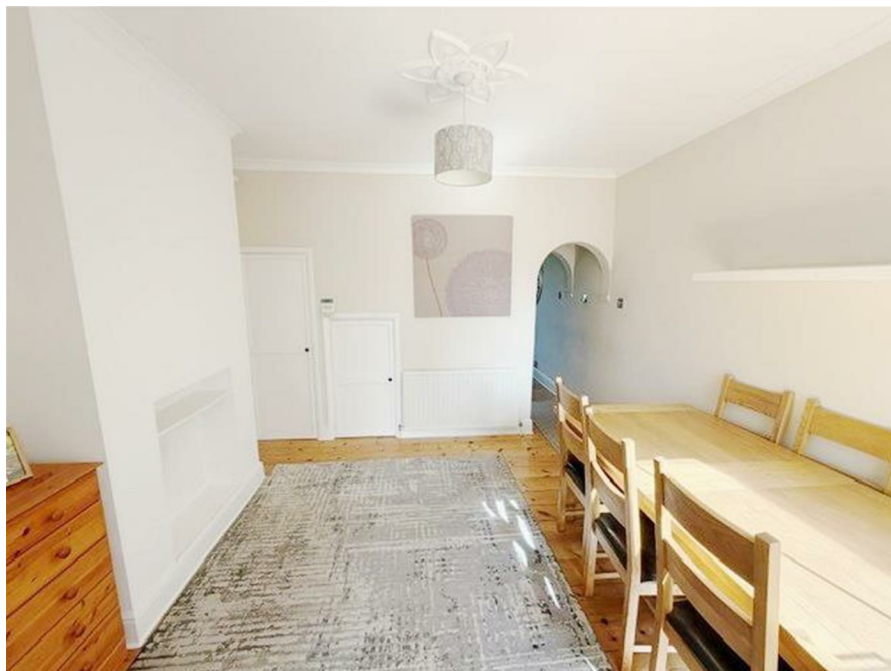
254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

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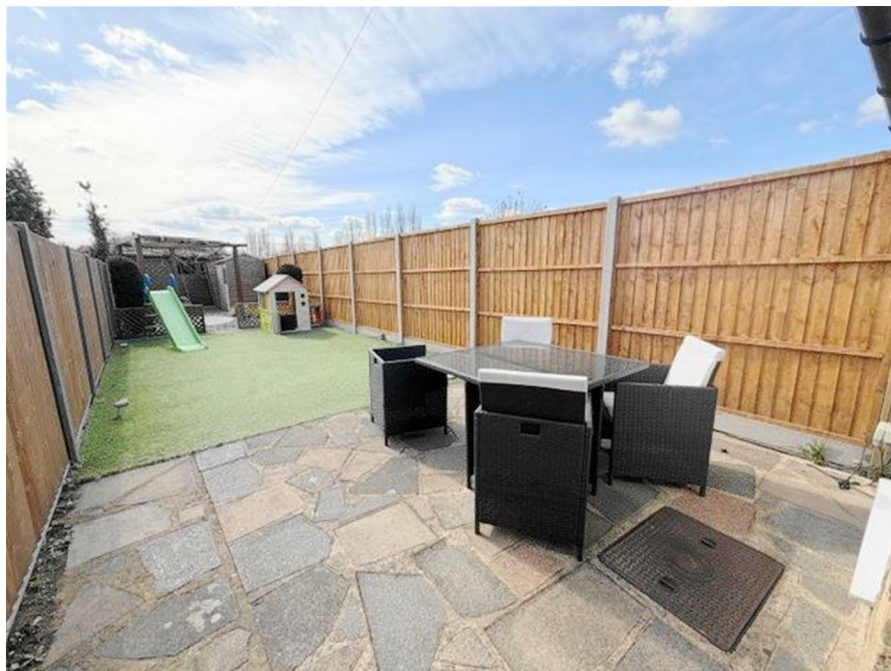
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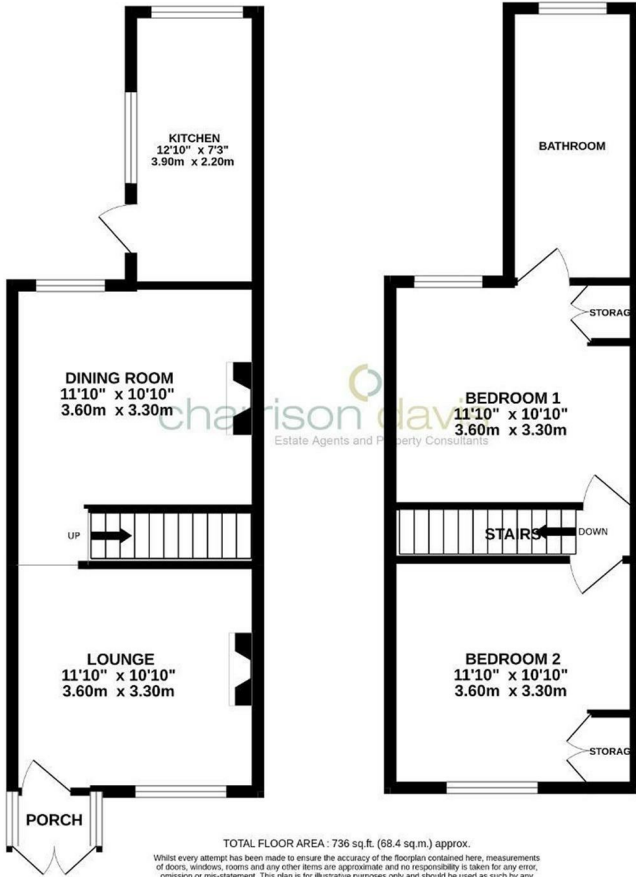
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GROUND FLOOR  
368 sq. ft. (34.2 sq.m.) approx.

1ST FLOOR  
368 sq. ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq. ft. (68.4 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	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>63</p>	<p>83</p>

**England & Wales**

EU Directive  
2002/91/EC



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