

Harvey Road

Hillingdon • Middlesex • UB10 0HS

Offers In Excess Of: £515,000



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A three bedroom semi detached house situated on Harvey Road, a popular residential road in Hillingdon, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools. The ground floor of the property comprises a porch, 12ft living room, 14ft dining room, 9ft kitchen. To the first floor is the 12ft main bedroom with fitted wardrobes, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside there is off street parking and a private rear garden mainly laid to lawn with a patio area across the back of the house.

Three bedroom

Semi-detached

Sought after location

Potential to extend (S.T.P)

12ft living room

14ft dining room

9ft kitchen

12ft main bedroom with fitted wardrobes

Private rear garden

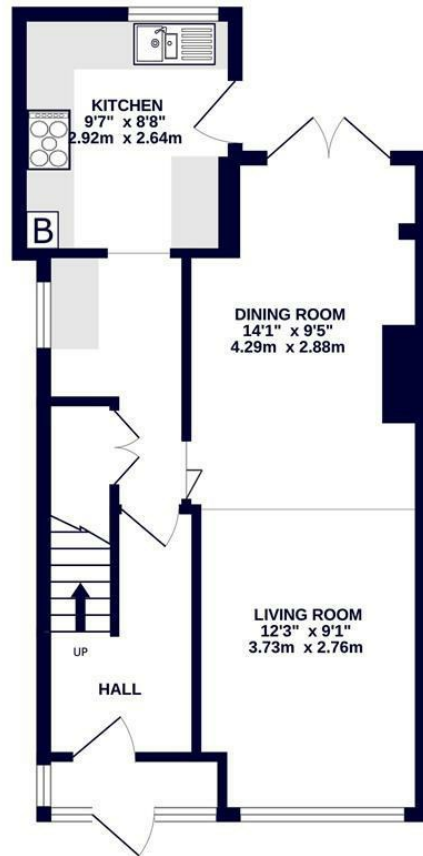
Off street parking

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.

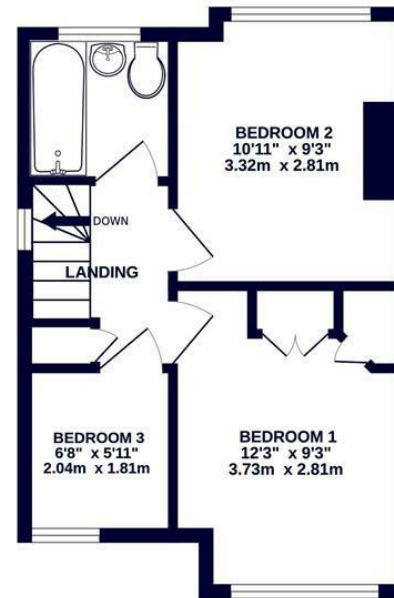




GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



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TOTAL FLOOR AREA: 767 sq.ft. (71.2 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		
Very energy efficient - lower running costs	Current	Target
A (39-45)		
B (46-55)		
C (56-67)		
D (68-78)		
E (79-88)		
F (89-95)		
G (96-100)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.