

# Harlington Road

Hillingdon • Middlesex • UB8 3HA

Guide Price: £599,950



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A two bedroom detached bungalow situated on a popular residential road in Hillingdon offering spacious and generously proportioned rooms throughout. Harlington Road provides 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 property comprises an entrance hall, 19ft living room, 16ft dining room, 10ft kitchen, 13ft main bedroom, 11ft second bedroom and family bathroom. Outside the property there is off street parking for multiple cars whilst the private rear garden is mainly laid to lawn with a workshop and 19ft garage located in the garden.

Two bedroom bungalow

Detached

19ft living room

16ft dining room

10ft kitchen

Workshop

19ft garage

Great transport links

Private rear garden

Off street parking

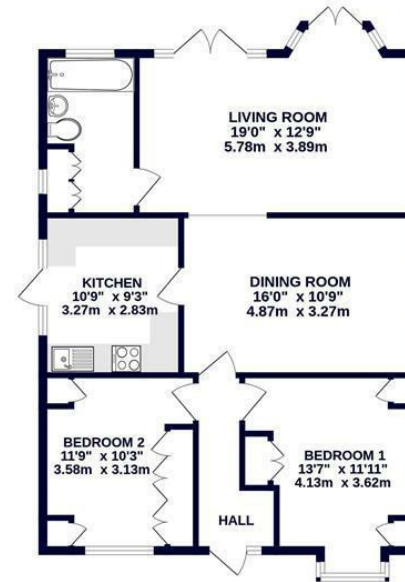
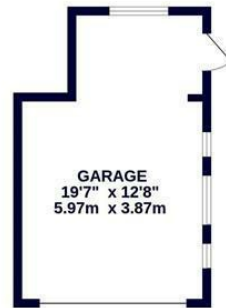
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





OUTBUILDINGS  
437 sq.ft. (40.6 sq.m.) approx.

GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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                 | Target |
|--|---|-------------------------|--------|
| Very energy efficient - lower running costs        | A |                         |        |
| Energy efficient - lower running costs             | B |                         |        |
| Decent energy efficiency - lower running costs     | C |                         |        |
| Some energy efficiency - lower running costs       | D |                         |        |
| Not very energy efficient - higher running costs   | E |                         |        |
| Very poor energy efficiency - higher running costs | F |                         |        |
| Least energy efficient - highest running costs     | G |                         |        |
| 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.