



**Langley Crescent, Harlington, UB3 5HN**  
**Guide Price £675,000**

**DBK**  
ESTATE AGENTS



This chain-free, SEVEN bedroom extended semi-detached home offers exceptional space and versatility, arranged elegantly over three floor.

The ground floor features three spacious reception rooms, perfect for entertaining or relaxing, along with an extended modern kitchen ideal for family living and additional rooms which the option to be used as bedrooms. In addition, there are ten further bathrooms, ensuring convenience throughout the home.

Outside, the property benefits from a private rear garden with a brick-built outbuilding, offering potential for a home office, gym, or additional storage. A driveway provides ample off-street parking, making this an ideal home for those who are seeking space and comfort.

Situated in a popular residential area of Harlington with excellent connectivity and access to local amenities. The area is served by Hayes & Harlington Station, providing Elizabeth Line services into Central London, Heathrow Airport, and Reading, making it perfect for commuters. Families will appreciate the excellent selection of nearby schools, including Pinkwell Primary School, Harlington School, and Rosedale College, all within easy reach. The area also offers a range of shops, cafés, and parks, with Hayes Town Centre and Stockley Park just a short distance away.

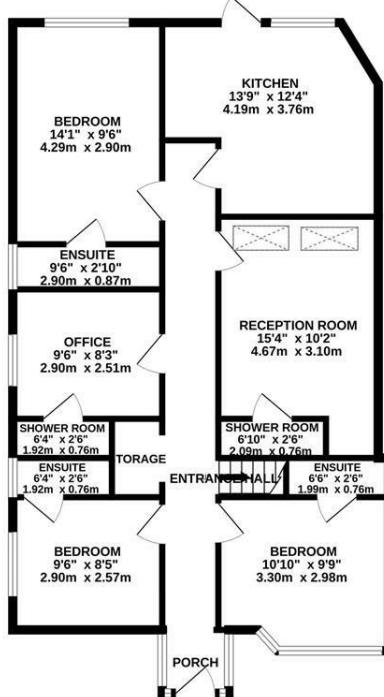


## Key Features

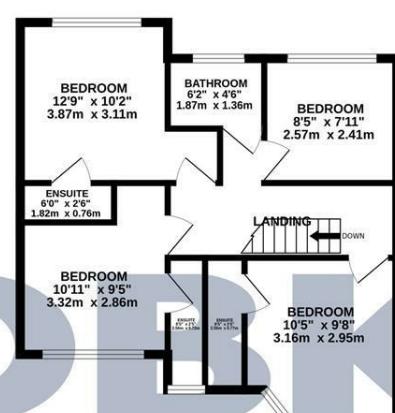
- Chain Free
- Extended Semi-Detached Home
- Arranged Over Three Floors
- Seven Bedrooms Over Three Floors - Six with Ensuites
- Three Reception Rooms
- Extended Kitchen
- Four Further Bathrooms
- Rear Garden with Brick Out Building
- Driveway for Off Street Parking
- Circa 1,699 Sq.Ft



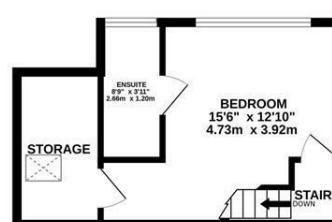
GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
251 sq.ft. (23.3 sq.m.) approx.

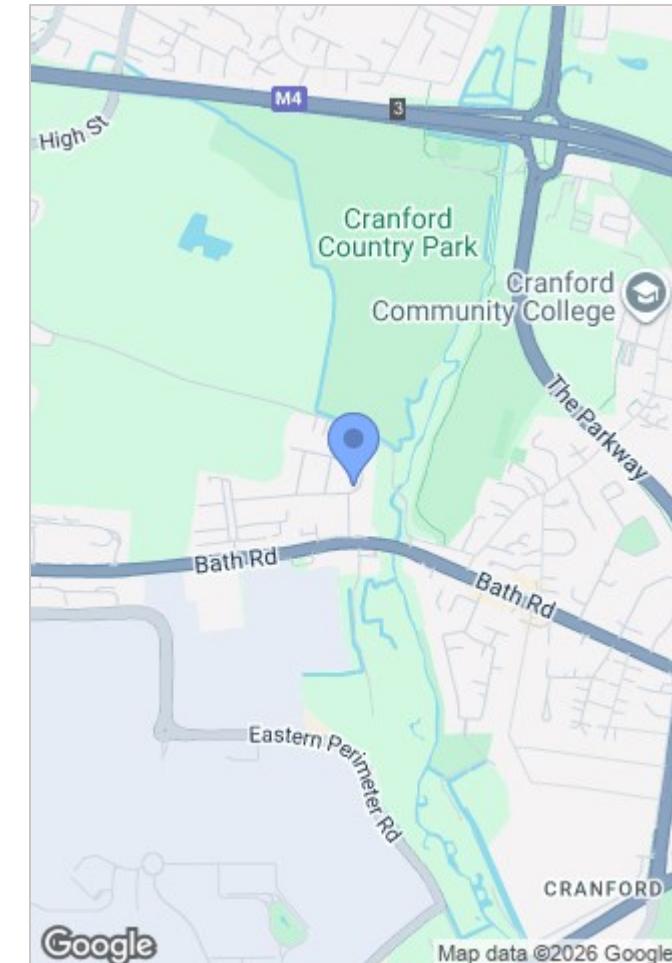


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TOTAL FLOOR AREA : 1699 sq.ft. (157.9 sq.m.) approx.

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
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			