# Harlington Road

Uxbridge • Middlesex • UB8 3HX
Guide Price: £375,000

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A two bedroom, one bathroom, end terraced house 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, and a sizable kitchen with direct access to the rear garden. To the first floor, you will find the 12ft main bedroom with fitted wardrobes and sizable second bedroom along with the fully fitted family bathroom. To the rear is the private garden compromising of a large patio for entertaining and a laid to lawn making it easy to maintain.

Two bedrooms

End terrace home

Good condition throughout

Private rear garden

Potential to extend (STPP)

12FT Living room

Fantastic location

Walking distance to highly regarded schools

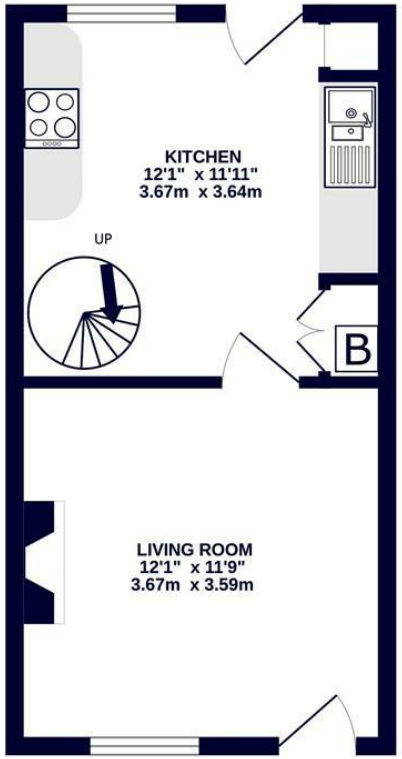
Walking distance to transport links

Easy access to numerous amenities

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
280 sq.ft. (26.1 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.2 sq.m.) approx.



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TOTAL FLOOR AREA : 562 sq.ft. (52.2 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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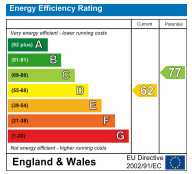



Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.