



## Windsor Park Road, Harlington, UB3 5JD

Charrison Davis are pleased to offer for sale this well presented & spacious ground floor maisonette with a parking space directly outside the property. Presented for sale in good decorative order throughout by the current owner accommodation comprises of entrance hall with storage cupboard, bright & airy reception room with views over communal gardens, fitted kitchen with ample cupboards and built in oven, hob & extractor, double bedroom & modern shower room. Externally there's attractive and well tended communal gardens & residents parking. Additional benefits include double glazing, GCH and a lease in excess of 900 years making this a property an ideal first time buy or rental investment.

Situated in a quiet & scheduled close just off the Bath Road, Cranford high street is nearby as is Harlington Village with a good selection of shops and bus routes with direct access to both Hayes underground station ( Elizabeth Line) and Hatton Cross underground station ( Piccadilly Line). Heathrow airport is a short distance away as our excellent road links such as Hayes By Pass & both the M4/A4

**Asking Price £229,950**

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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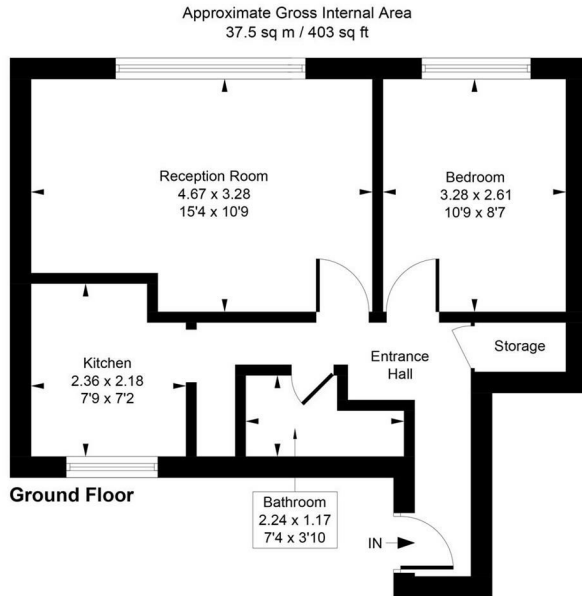
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



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