



Warner Close, Harlington, UB3 5LG

A much larger than average 3 bedroom / 2 bathroom extended family house with a DETACHED GARDEN ANNEX (bedroom, lounge, kitchen, shower room - APPROVED BY LOCAL COUNCIL FOR RESIDENTIAL USE). This spacious house has gas central heating and double glazed windows, an entrance porch and hallway, lounge/diner, kitchen extension to the rear and a downstairs shower room/toilet. Upstairs has 3 bedrooms, shower room/toilet and loft space suitable for conversion stpp. Outside has a paved rear garden and a large detached annex (approved by the London borough of Hillingdon as a separate dwelling and subject to an additional council tax payment). To the front is your own drive with parking space for 2 cars. Warner Close is a pleasant cul-de-sac situated within a short walk of the village centre and easy access to Heathrow and the M4/A4 London.
NO ONWARD CHAIN!

Guide Price £599,950

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Approximate Gross Internal Area = 91.77 sq m / 988 sq ft
Outbuilding = 55.33 sq m / 596 sq ft
Total = 147.10 sq m / 1584 sq ft



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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>63</p>	<p>81</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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