



## Raywood Close, Harlington, UB3 5NL

A MODERN AND STYLISH 3 BEDROOM END OF TERRACED HOUSE WITH AN ATTACHED GARAGE AND OWN DRIVE SITUATED IN A SOUGHT AFTER CUL-DE-SAC OFF WEST END LANE IN HARLINGTON WITH WONDERFUL REAR ASPECT VIEWS OVER PASTURES AND FIELDS.

Conveniently located for Hayes Town (Hayes & Harlington Elizabeth line station-Paddington within 20 minutes) ASDA superstore and access to the M4 London/M25 and Heathrow.

This delightful property has double glazed windows and new wall mounted electric radiators, an entrance hall, downstairs toilet, lounge/dining room and a modern fitted kitchen. Upstairs has 3 bedrooms and a luxury shower room/toilet. Outside has a well tended and secluded rear garden and an attached garage with own drive providing scope to convert into additional living space or a full double story extension stpp.

EARLY VIEWING HIGHLY RECOMMENDED!

**Offers In The Region Of £525,000**

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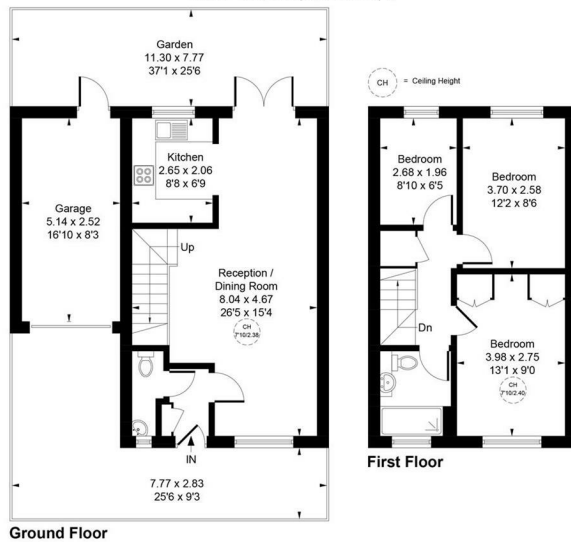




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Approximate Gross Internal Area = 76.14 sq m / 820 sq ft  
Garage = 13.25 sq m / 143 sq ft  
Total = 89.39 sq m / 963 sq ft




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) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>59</p>	<p>88</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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