



## Winchester Road, Harlington, UB3 5JB

AVAILABLE WITH NO ONWARD CHAIN!

THIS IS AN EXTENDED 2 DOUBLE BEDROOM HOUSE WITH A LARGE REAR GARDEN AND OWN DRIVEWAY PARKING 2 CARS. Located in a popular residential area convenient for access to Hatton Cross Elizabeth line station, M4 London and Heathrow Airport. This spacious property does have gas central heating and double glazed windows but will require updating and decorating throughout. The accommodation provides an entrance hall, good sized lounge with dining room area and a kitchen extension to the rear. Upstairs has 2 double bedrooms, bathroom and loft storage space.

Outside has a large rear garden and to the front is your own drive parking 2 cars.

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT!

**Offers In Excess Of £400,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

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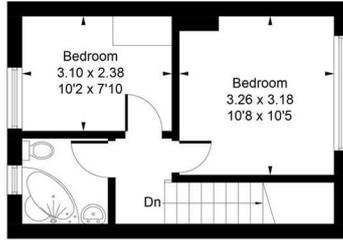


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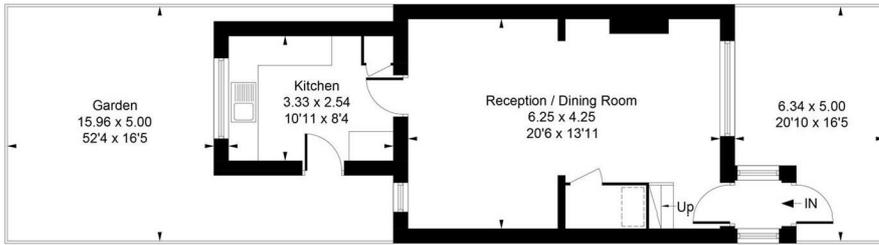
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Approximate Gross Internal Area  
64.80 sq m / 698 sq ft



First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor

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>78</p>

**England & Wales**

EU Directive  
2002/91/EC



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