



**Bath Road, Harlington, UB3 5AL**

**£485,000**

An extended semi-detached home situated in this popular location with access to local shops, Heathrow Airport is nearby with various transport links. The accommodation comprises on the ground floor two reception rooms, extended dining area, kitchen, on the first floor three bedrooms and bathroom. The property benefits from double glazed windows, gas central heating, front and rear gardens and garage accessed via rear service road. Offered for sale with no chain!

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**Entrance Porch**

Front door leading through to...

**Entrance Hallway**

Radiator, side aspect double glazed window, understairs storage housing meters, carpet, doors to...

**Front Reception**

Front aspect double glazed window, radiator, carpet.

**Rear Reception**

Rear aspect, carpet, leading through to extension.

**Kitchen**

Range of wall and base units, 1 1/2 bowl sink with mixer tap, space for gas cooker, washing machine, wall mounted combination boiler, part tiled walls, vinyl flooring.



**Extended Dining Area**

Rear aspect double glazed patio, rear and side aspect double glazed windows, carpet and vinyl flooring.

**First Floor Landing**

Side aspect double glazed window, access to loft, carpet, doors to...

**Bedroom One**

Front aspect double glazed window, radiator, carpet.

**Bedroom Two**

Rear aspect double glazed window, radiator, carpet.

**Bedroom Three**

Front aspect double glazed window, radiator, carpet.

## Bathroom



Panel enclosed bath with shower, hand wash basin, low level w/c, part tiled walls, extractor fan, radiator, vinyl flooring rear aspect double glazed window.

## Outside

### Front Garden

Paved with flower borders, side access gate.

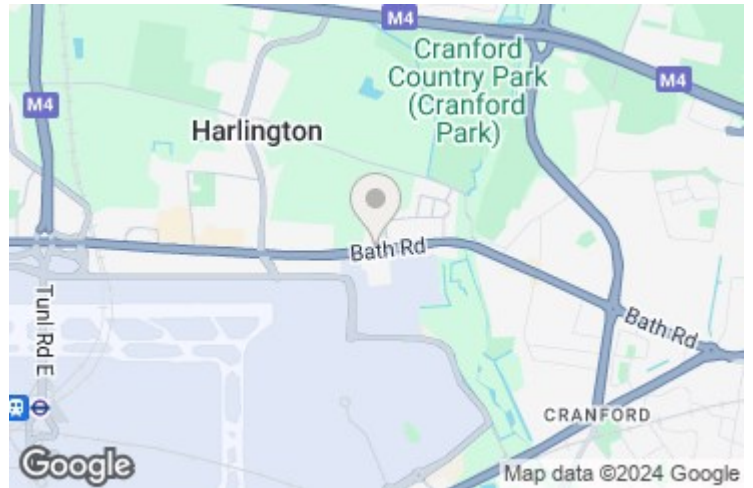
### Rear Garden

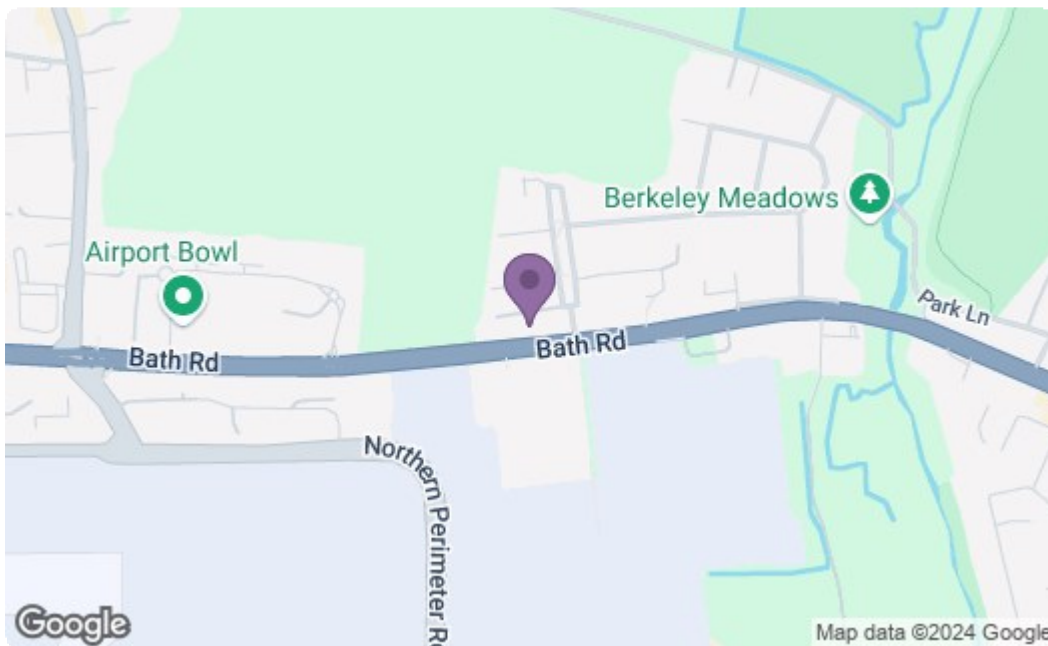
Concrete area with flower bed, gate to rear service road.

## Garage



Located at the end of the garden with access via rear service road. Up and over door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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