



£650,000 Freehold

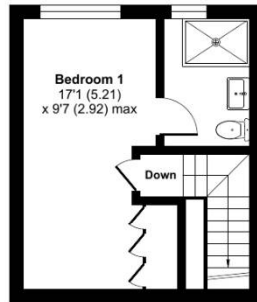
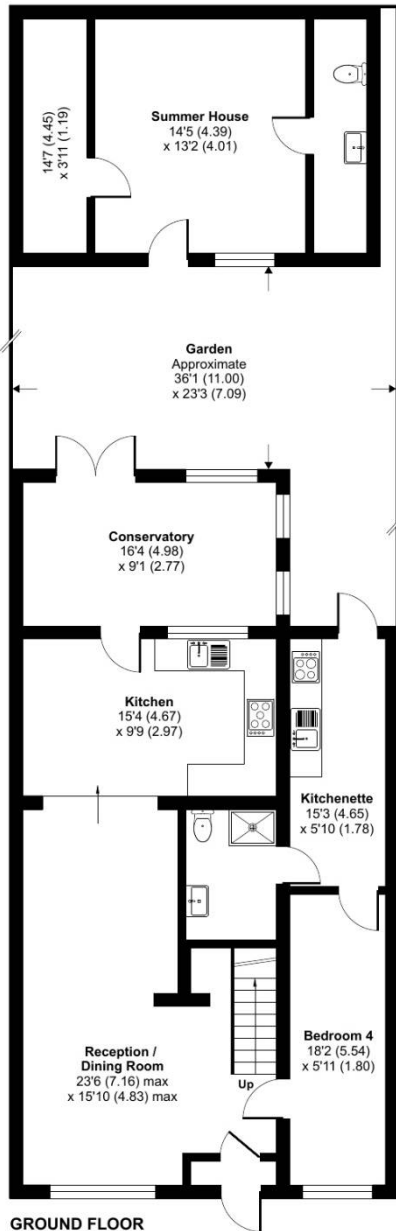
Eton Road, Harlington, UB3

Simple Estate Agents present to the market this great 4/5 bed extended semi detached house located near Bath Road. The property benefits from off street parking, annexe/fifth bedroom, out building and good size rear garden to name a few. The property is a short walk to Bath Road (easy access to Heathrow), local shops, schools and other amenities. Call to arrange your viewing before its gone...

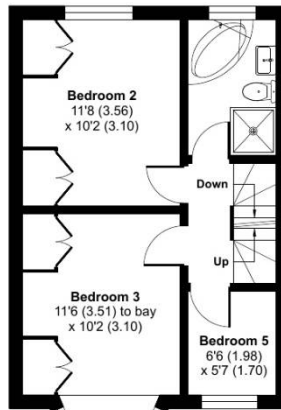
Eton Road, Harlington, UB3

Eton Road, Hayes, UB3

Approximate Area = 1554 sq ft / 144.3 sq m
 Outbuilding = 315 sq ft / 29.2 sq m
 Total = 1869 sq ft / 173.5 sq m
 For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	79
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	70	79
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Simple Estate Agents. REF: 1201404

Directions

UB3 3ES Coldharbour Ln, Hayes ? Drive from Coldharbour Ln to Hayes Town 1 min (0.2 mi) ? Follow Station Rd to High St/A437 5 min (0.8 mi) Continue onto High St/A437 ? 2 min (0.8 mi) ? Continue on Cranford Ln. Drive to Eton Rd 3 min (1.0 mi) UB3 5HT Eton Rd, Harlington, Hayes

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.