



£475,000 Freehold

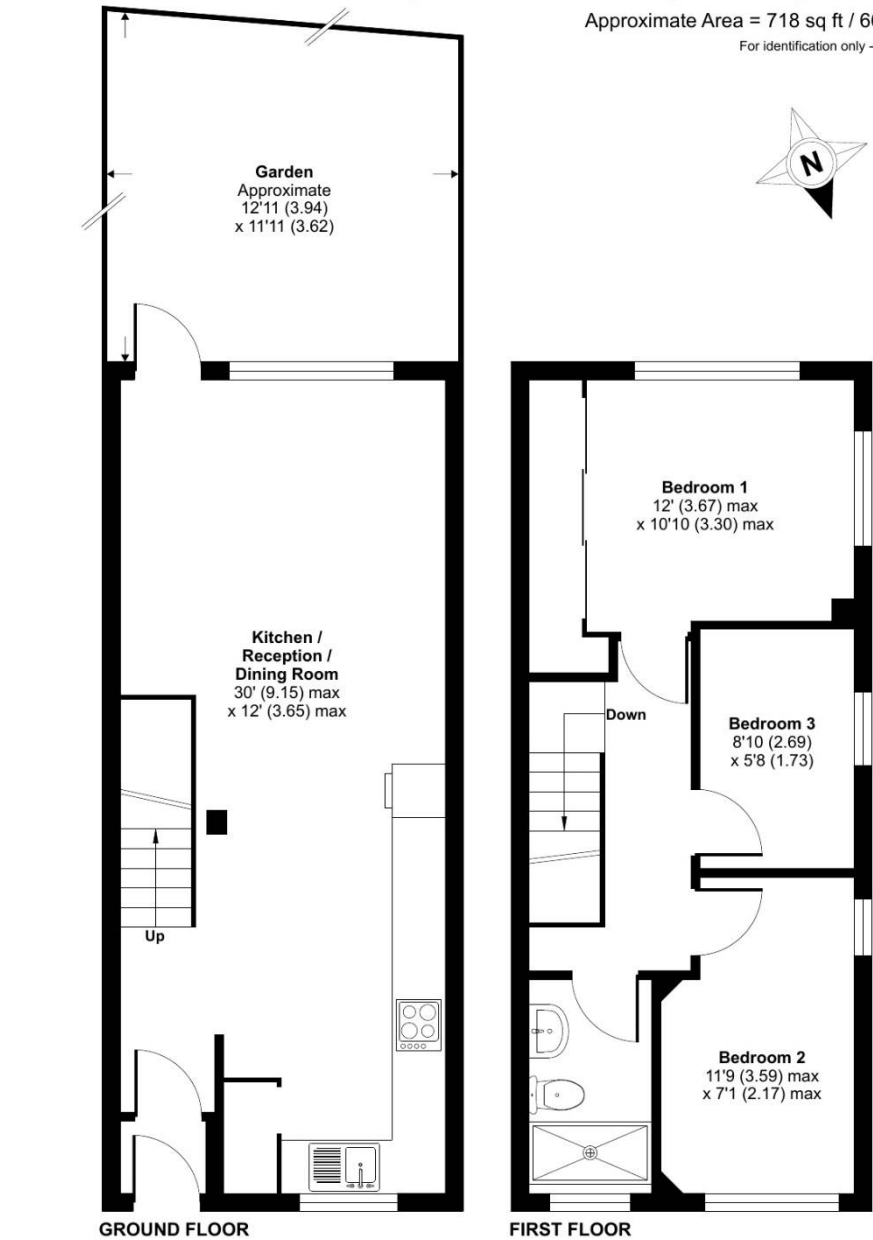
Gothic Court, Harlington, UB3

Simple Estate Agents present to the market this three-bed end of terraced house located close to Harlington high street. The property benefits from off street parking, double glazing, gas central heating, open plan lounge/kitchen and three good size bedrooms. The property is located not far from Harlington High Street, bus stops and other local amenities. The property would suit a family looking for their first home or a buy to let investor looking for something in a great location.....

Gothic Court, Harlington, UB3

High Street, Harlington, Hayes, UB3

Approximate Area = 718 sq ft / 66.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2025. Produced for Simple Estate Agents. REF: 1334973



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 28 s (322 ft) Continue on Coldharbour Ln to Hayes Town 1 min (0.2 mi) Follow Station Rd to High St/A437 4 min (0.8 mi) Continue onto High St/A437 2 min (0.8 mi) Continue on Sipson Ln. Drive to Gothic Ct 24 s (361 ft) UB3 5DR Gothic Ct, High St, Harlington, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

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 WHATEVER IN RELATION TO THIS PROPERTY.