

Hornbill Close

Uxbridge • Middlesex • UB8 2HX
Guide Price: £275,000



coopers
est 1986

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Hornbill Close presents a perfect opportunity for an aspiring homeowner looking to put their own stamp on a property or a savvy investor seeking a generous return. Situated just a stone's throw from Uxbridge town centre and West Drayton High Street, the property benefits from having the Crossrail and Queen Elizabeth Line which provides fast and frequent services in and out of London. Spread across a generous 826 sqft, the property is well equipped with an open-plan kitchen/dining room, two spacious double bedrooms, one family bathroom, and a separate living space.

Two double bedrooms

Open Plan Living

Separate Living Room

826 Sqft

Refurbishment opportunity

Leasehold Property

Walking distance to West Drayton

Bathroom

Allocated Parking

Queen Elizabeth Line - 15 Minute Walk

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

Hornbill Close is in a convenient location found only moments from West Drayton station which benefits from the Crossrail & Queen Elizabeth line providing fast & frequent services in and out of London. The High Street with its wide variety of shops & independent eateries is just a stone's throw whilst the vibrancy of Uxbridge town centre with its two shopping centres & multi screen cinema is only 3 miles away.

Property

Situated a stone's throw from Uxbridge town centre and West Drayton High Street, this two-bedroom, one-bathroom apartment presents a perfect opportunity for an aspiring home owner looking to put their own stamp on a property. Spread across a generous 826 sqft, the property is well equipped with an open-plan kitchen/dining room, two spacious double bedrooms, one family bathroom, and a separate living space. The property itself is in need of minor renovation, making it an ideal choice for those looking to get their foot on the property ladder or a savvy investor seeking a quick return.

Outside

The property benefits from having outdoor allocated parking for those who have a car as well as private communal gardens for those seeking outdoor space.



Schools:

Cowley St Laurence CofE Primary School 0.8 Miles
St Matthew's CofE Primary School 0.5 Miles
Colham Manor Primary School 0.8 Miles



Train:

West Drayton Station 1.0 Miles
Iver Station 3.0 Miles
Uxbridge Station 1.8 Miles



Car:

M4, A40, M25, M40



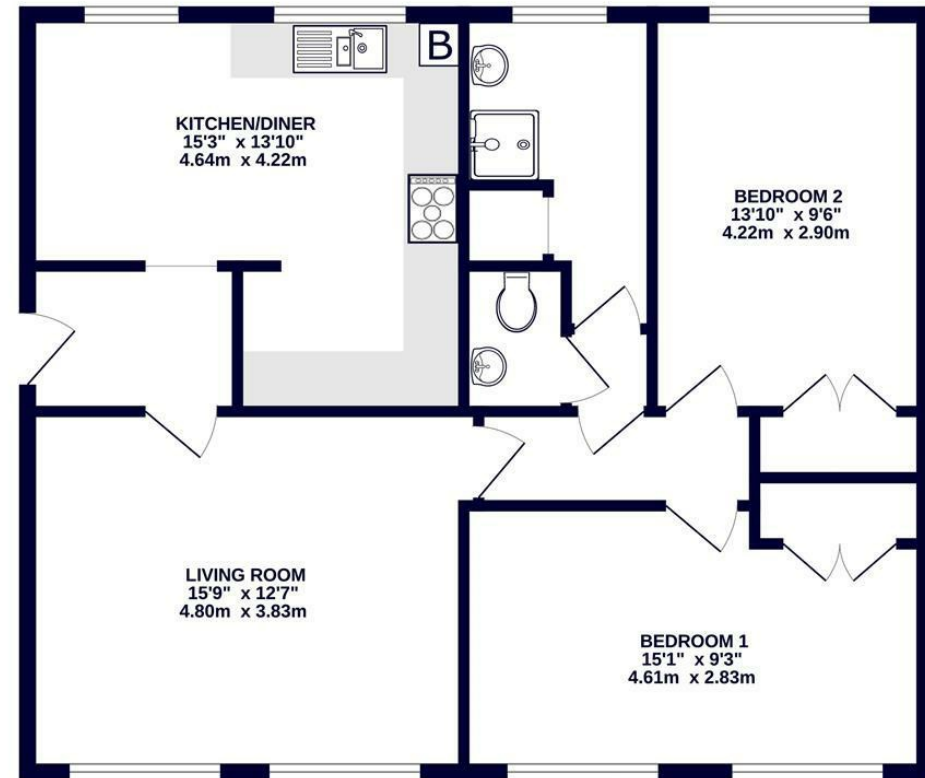
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Decent energy efficiency - higher running costs	D		
Less energy efficient - higher running costs	E		
Not energy efficient - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		EU Directive	2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.