

Hornchurch Road

Uxbridge • Middlesex • UB10 0YG

Guide Price: £350,000



coopers
est 1986

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Situated in the well known and popular St Andrews Development, built by St Modwen Homes, this spacious and well-presented one bedroom, one bathroom first-floor apartment boasts contemporary interiors and streamlined spaces featuring high-quality worktops, fixtures, and fittings. Being a stone's throw from Uxbridge Town Centre, the property is conveniently located for those who need local amenities, shops, and green walks. With one allocated parking space included, this property offers a perfect opportunity for those looking to get their foot on the ladder.

One double bedroom

One bathroom

Modern and spacious living

Ground floor

Large outdoor terrace space

Allocated parking space

Built by St Modwens Homes

Walking distance to numerous transport links

Close proximity to highly regarded schools

Easy access to local amenities

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.





Situation

The Dice is within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away with Oxford Circus being reachable in 44 minutes and St Pancras in 49 minutes. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre new public park. The Dice is also a short distance from the outstanding Brunel University.

Description

This well-presented and generously spacious one-bedroom, one-bathroom first-floor apartment is situated in the popular St Andrews Park development. Built by St Modwen Homes, spread across a generous 566 sqft the apartment boasts well-balanced accommodation that includes an open-plan kitchen/living area with built-in appliances and ample worktop space, 1 double bedroom, 1 bathroom, a large storage cupboard, and direct access to the private outdoor terrace.

Outside

St Andrews Park is built with the surroundings of Dowdings Park which offers 36 acres of stunning views and lovely green space for those seeking quiet outdoor walks. The apartment also has a fantastic benefit of a sizable terrace area which offers a great space for outdoor entertaining during the summer months.



Schools:

St Andrew's CofE Primary School 0.2 miles
John Locke Academy 0.3 miles
ACS Hillingdon International School 0.4 miles



Train:

Uxbridge Station 0.6 miles
Hillingdon Station 1.0 miles
Ickenham Station 1.7 miles



Car:

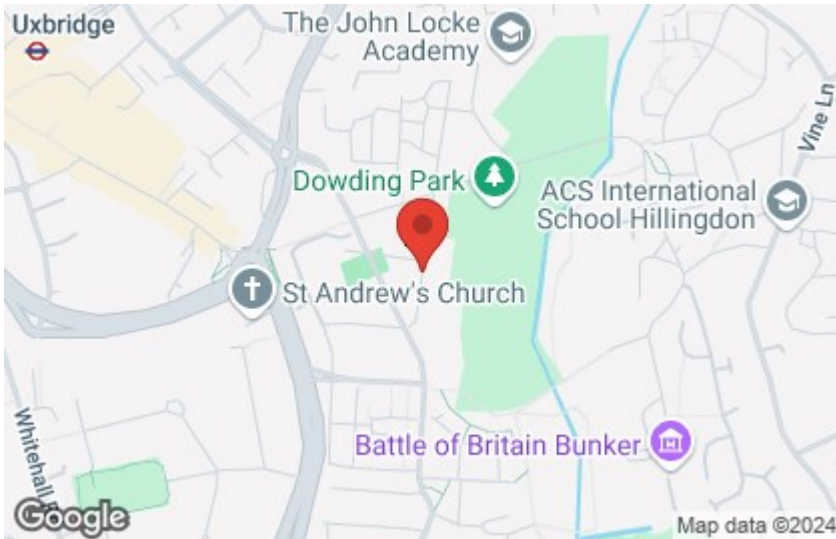
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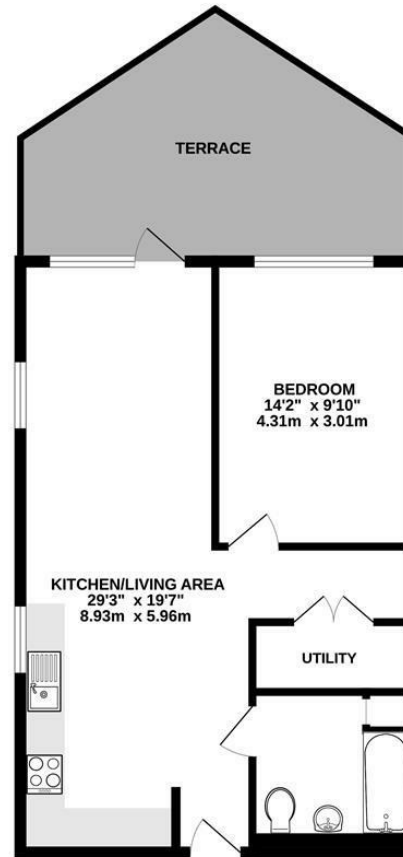
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 566 sq.ft. (52.6 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	82	82
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high 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.