

46

Hambledon Close
Hillingdon
Middlesex
UB8 3UD

RWHITLEY
Est. 1938 & CO

Guide Price £300,000



- Freehold Back-To-Back House
- One Double Bedroom
- Dual Aspect Living Room
- Fitted Kitchen
- First Floor Bathroom
- Own Enclosed Private Garden
- One Allocated Parking Space

DESCRIPTION

Ideal for first time buyers looking for their first step onto the property ladder or buy to let investors adding to their portfolio. An opportunity to purchase a freehold back-to-back starter home with its own private enclosed garden. The accommodation comprises a spacious dual aspect living/dining room, fitted kitchen, spiral staircase to first floor landing, 13'8 x 8'0 double bedroom and bathroom.

OUTSIDE

Private garden with paved patio area, balance laid to lawn with pond and hedged boundaries. Outside storage cupboard. One allocated parking space.

LOCATION

Hillingdon Hospital, the Uxbridge Road, bus routes and local shops are just a short walk.

Stockley Business Park, London Heathrow Airport, Uxbridge town centre, Brunel University and the motorway network are all within easy motoring distance.

WINDOWS

UPVC double glazed.

HEATING & HOT WATER

Night storage heater to living/dining room. Electric heated towel rail to bathroom. Electric immersion heater in a hot water cylinder providing domestic hot water.

COUNCIL TAX BAND

We understand that the current council tax band is C.

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold.

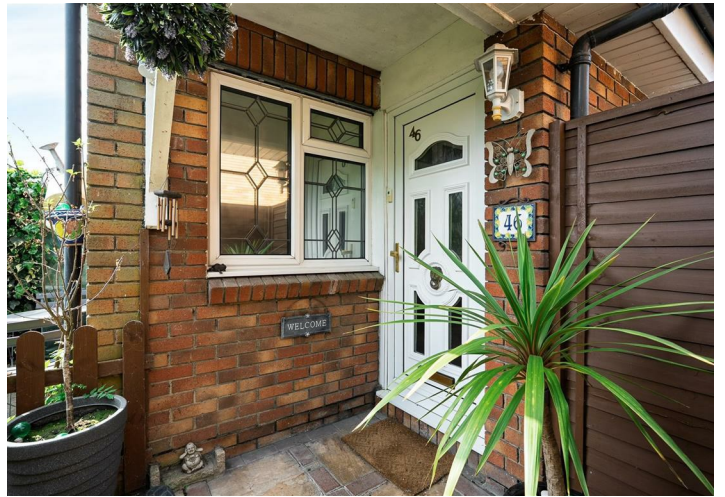
VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

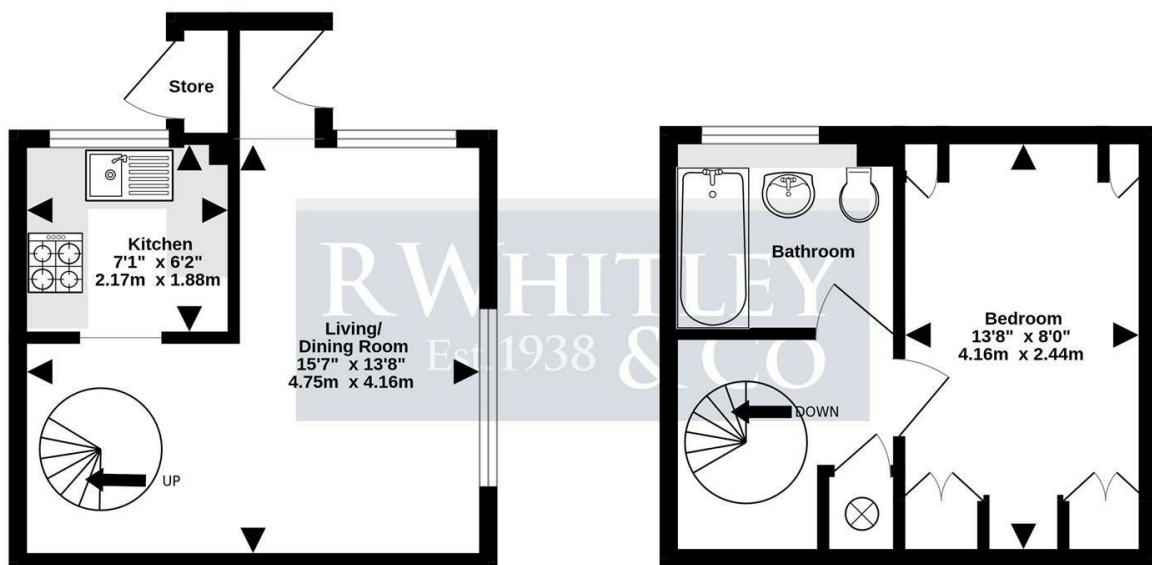






GROUND FLOOR
225 sq.ft. (20.9 sq.m.) approx.

FIRST FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 435 sq.ft. (40.4 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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