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& MILLER



Hornchurch Road, Uxbridge, UB10 0YN  
£450,000

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**£450,000**

- Two Double Bedroom Luxury Apartment
- Designer Inclusions
- Private Terrace
- Built By St Modwen Homes
- 742 SQ FT
- St Andrews Development
- Ground Floor
- Brand New
- Stunning Panoramic Views
- Allocated Underground Parking Space

## Description

Entry to Handley House is via a private lobby, with an intercom controlling access to the front door which is covered by CCTV.

The accommodation comprises a spacious entrance hallway with storage cupboard, a bright and airy open plan living area with floor to ceiling windows and access to a large private balcony that has panoramic views over Dowding Park, a high gloss kitchen with integral appliances, two double bedrooms with fitted wardrobes and the master benefiting from a stylish en suite shower room and a contemporary bathroom suite. Other benefits include, the living area and principal bedroom are pre-wired for Sky+ HD or Virgin Media, Terrestrial Digital TV, FM and DAB Radio.

The apartment has its own security gated underground allocated parking spaces and there is a cycle store. There is also a communal refuse store with dedicated recycling bins.

## Situation

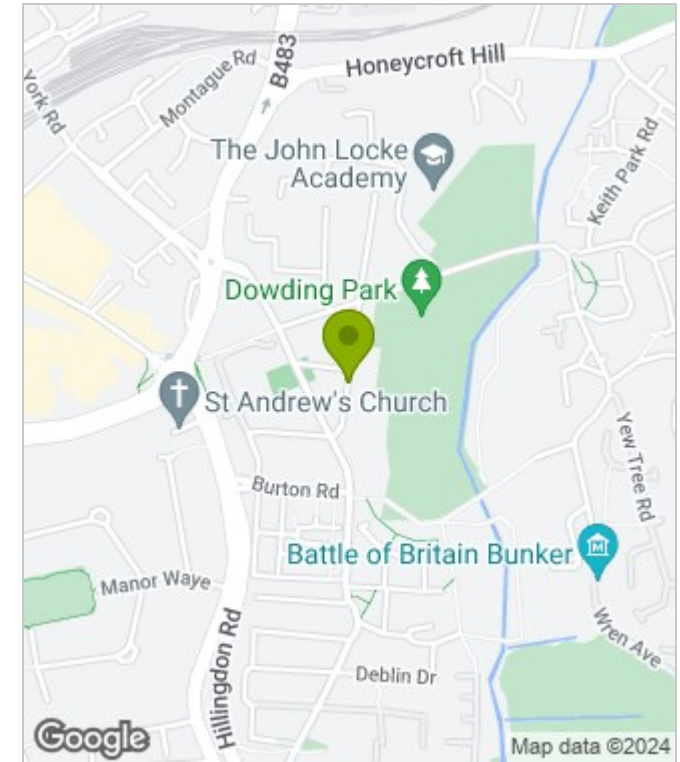
The Dice is within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away with Oxford Circus being reachable in 44 minutes and St Pancras in 49 minutes. Uxbridge town centre has two shopping centres, 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.



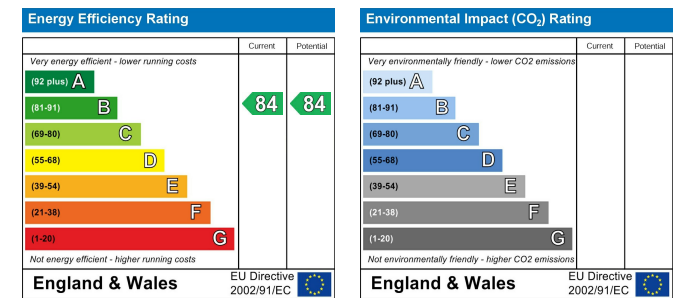
## Floor Plans



## Area Map



## Energy Performance Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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