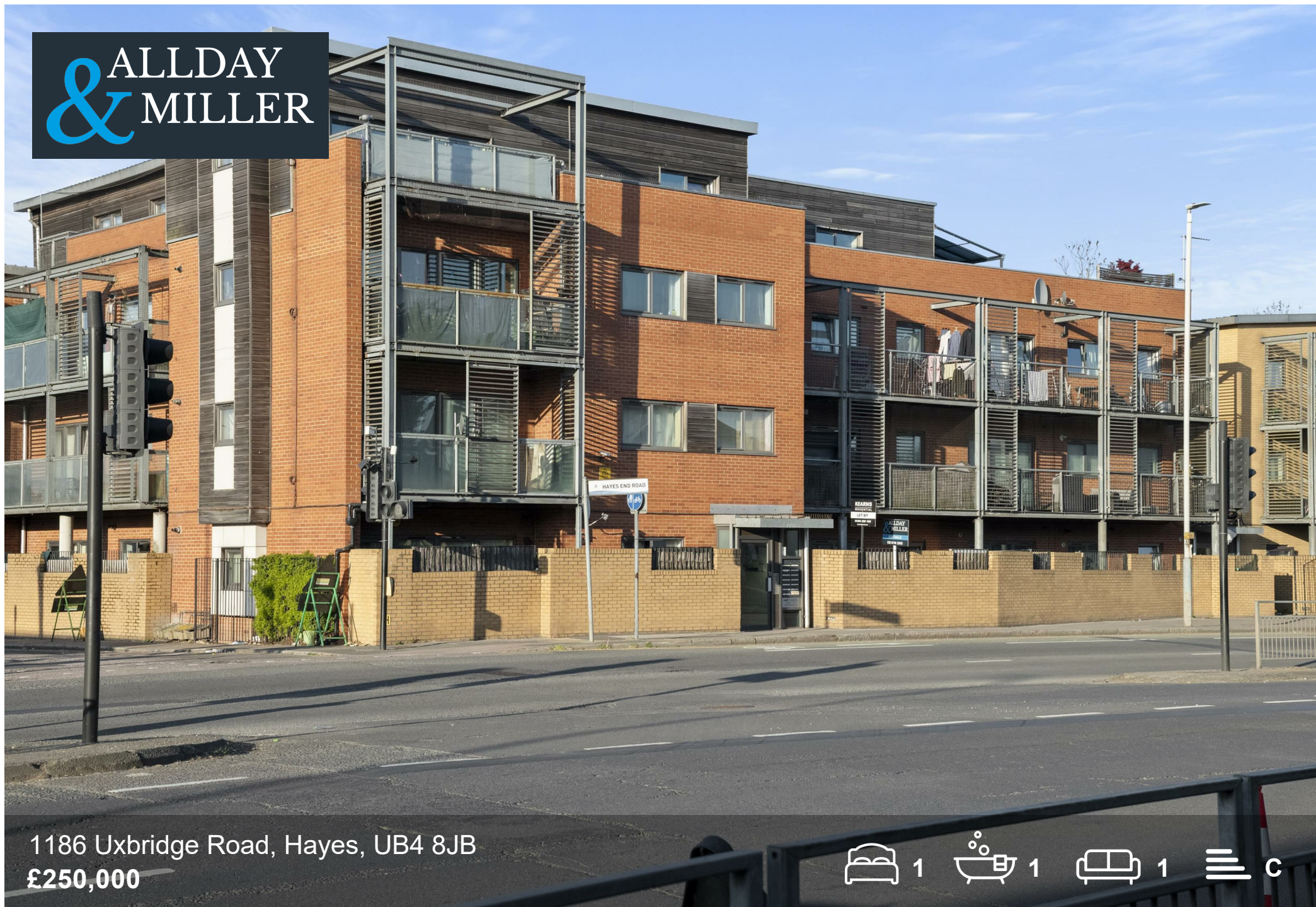


ALLDAY  
& MILLER



1186 Uxbridge Road, Hayes, UB4 8JB  
£250,000





1186 Uxbridge Road, Hayes, UB4 8JB

**£250,000**

- Modern One Bedroom Apartment
- Private Roof Terrace
- Modern Bathroom
- Allocated Parking And Security Entrance
- New Boiler With 5 Year Warranty
- New Lease Of 990 Years
- Spacious Open Plan Reception Area and Kitchen
- Near Local Amenities
- Great Location
- No Ground Rent

## Description

This home presents an excellent opportunity for first-time buyers seeking a comfortable property in the prime location. Boasting a well-designed layout that maximises space and functionality.

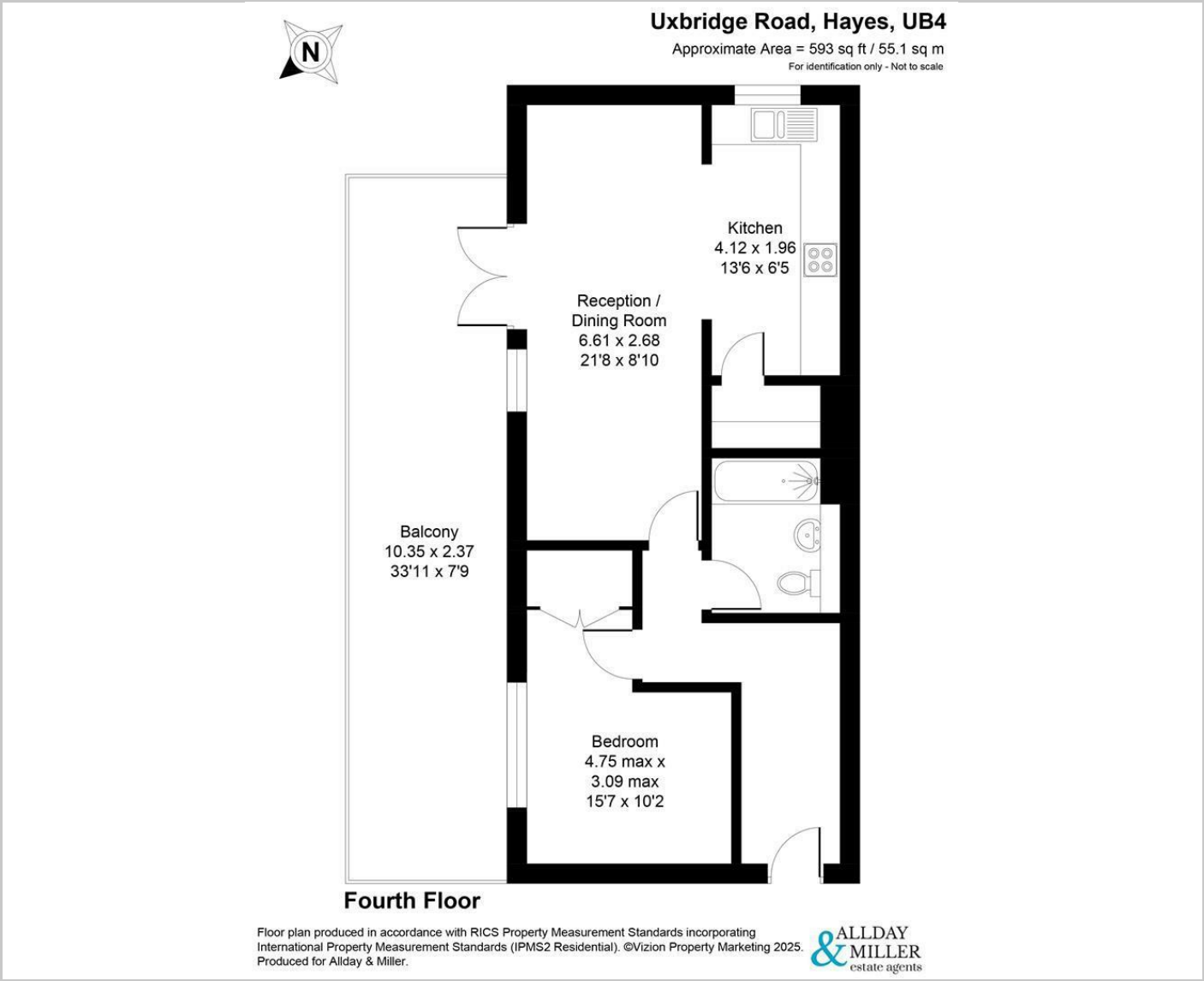
Upon entering, you are greeted by a spacious open-plan reception and dining room, this area seamlessly connects to a delightful balcony, the fitted kitchen is both practical and modern a generously sized double bedroom, providing a peaceful retreat and the contemporary bathroom completes the home.

## Situation

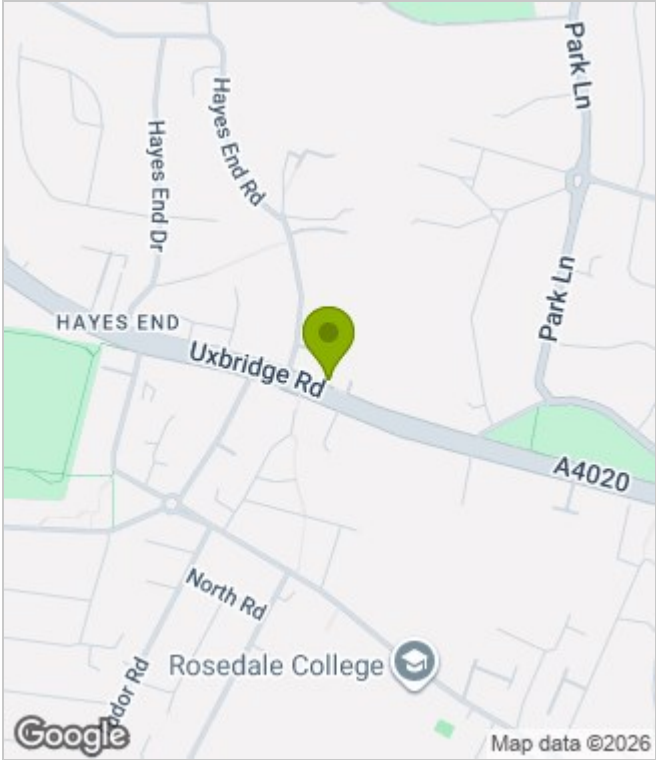
Hart House is situated in North Hayes and is walking distance to the Uxbridge Road providing an array of amenities, along with a choice of bus routes to Heathrow and the Elizabeth Line. Uxbridge road has a range transport links and shopping facilities are all close by. You are a short drive to Uxbridge and Hayes/Southall locations and have easy access to the A40/A312 dual carriageways. The newly opened Elizabeth Line is also easily accessible making journeys into central London a breeze. Metropolitan/Piccadilly Line trains run from Uxbridge Station.



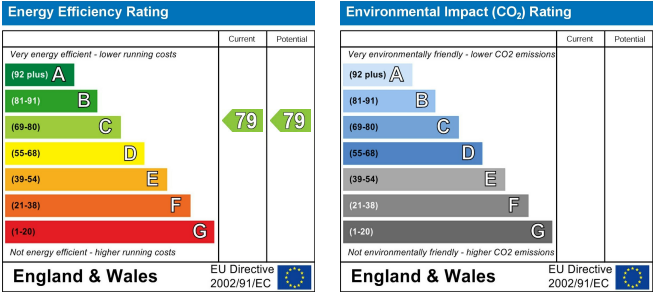
Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.