

# Field Heath Road

Hillingdon • Middlesex • UB8 3NH

Guide Price: £325,000



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est 1986

# Field Heath Road

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A well presented two bedroom ground floor maisonette situated on a popular residential road in Hillingdon. Field Heath Road is a residential road by Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University, local amenities and transport links. The property comprises an entrance hall, 17ft living room, 13ft kitchen, 14ft main bedroom 11ft second bedroom and family bathroom. To the front of the property there is allocated off street parking and to the rear there is a private garden which is mainly laid to lawn.

Two bedroom

Apartment

Ground floor

Convenient location

17ft living room

13ft kitchen

14ft bedroom

Private rear garden

Great transport links

Allocated parking

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.





### Property

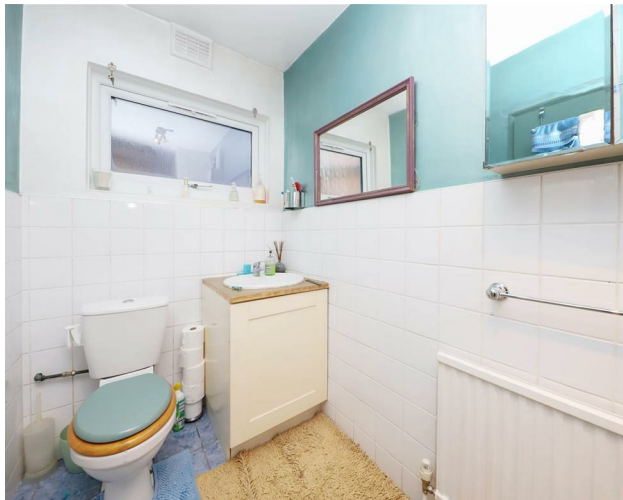
A well presented two bedroom ground floor maisonette situated on a popular residential road in Hillingdon. Pield Heath Road is a residential road by Hillingdon hospital, just a short walk away from local schools, amenities and transport links. The property comprises an entrance hall, 17ft living room, 13ft kitchen with newly fitted boiler, 14ft main bedroom 11ft second bedroom and family bathroom.

### Location

Pield Heath Road is a residential road by Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.

### Outside

To the front of the property there is allocated off street parking and to the rear there is a private garden which is mainly laid to lawn.





### Schools:

Hillingdon Primary School 0.3 miles  
Colham Manor Primary School 0.5 miles  
Bishopshalt School 0.3 miles



### Train:

West Drayton station 1.5 miles  
Uxbridge station 1.5 miles  
Hillingdon station 1.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 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		
Some energy efficiency - lower running costs	D		
Energy efficiency - lower running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
Energy Efficiency Rating Legend		69	79
England & Wales		03 October 2022/01/2023	

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.