

Honey Hill

Hillingdon • Middlesex • UB10 9NP

Guide Price: £825,000



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A double-fronted, four bedroom, detached family home situated in the heart of North Hillingdon offered to the market with generously proportioned rooms and without an onward chain. Honey Hill is a sought after residential road that is conveniently located for a number of well regarded schools, Hillingdon and Uxbridge tube stations, the M4/M40/M25, A40 road links and a variety of recreational facilities such as Hillingdon Golf Course, Court Park and Uxbridge Leisure Centre. The ground floor comprises porch with a W/C, 17ft living room, 13ft family room, 15ft kitchen/breakfast room and 12ft fourth bedroom/study. To the first floor, you will find the 13ft main bedroom with fitted wardrobes and an en-suite shower, 11ft second bedroom with fitted wardrobes, 8ft third bedroom, and family bathroom. Outside, there is off street parking, private rear garden and a 16ft garage.

Four bedroom detached house

Potential to extend (S.T.P)

17ft living room

15ft kitchen/breakfast room

Downstairs W/C

13ft main bedroom

Two bathrooms

16ft garage

Private rear garden

Off street 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.

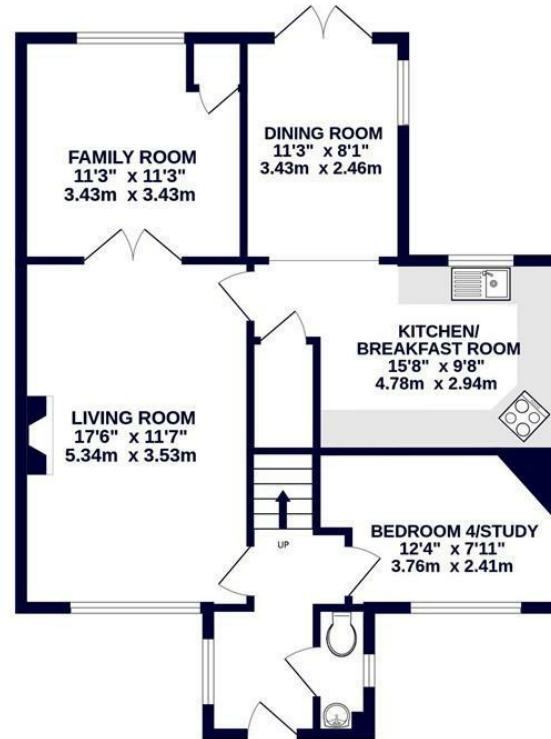




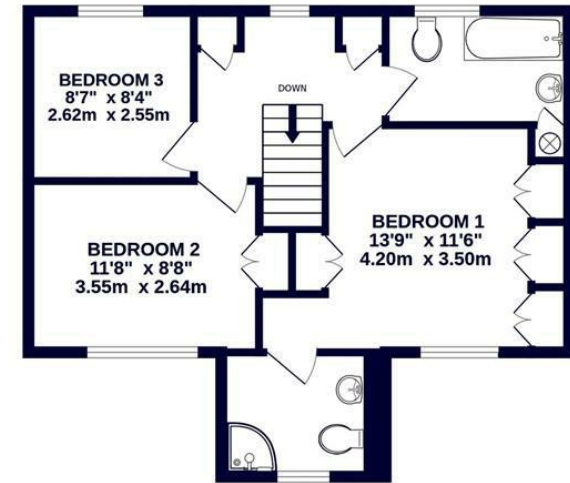
OUTBUILDING
138 sq.ft. (12.9 sq.m.) approx.



GROUND FLOOR
737 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/01/01		

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.