

Bartram Close

Hillingdon • Middlesex • UB8 3AX
Guide Price: £265,000



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A well presented one bedroom ground floor maisonette situated on a quiet cul de sac in Hillingdon, offering generously proportioned and spacious rooms throughout. The property comprises an entrance hall, 9ft kitchen, 14ft living room, 11ft bedroom with fitted wardrobes and family bathroom. Bartram Close is a desirable quiet cul-de-sac located just off Lees Road offering easy access to a variety of local amenities including local shops, bus links, Hillingdon Hospital, Brunel University and a number of road links including the M40, M25 and M4 with their links to London and the Home Counties. Uxbridge Town Centre with its numerous shops, restaurants, bars and Piccadilly/Metropolitan line train station is located approximately a mile away. Outside there is a large private rear garden which is mainly laid to lawn.

Ground Floor Maisonette

One Bedroom

14ft living room

9ft kitchen

11ft bedroom

Cul de sac

Close to local amenities

Long lease

Great transport links

Large private rear garden

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.





GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



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TOTAL FLOOR AREA: 409 sq.ft. (38.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained, 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
Very energy efficient - lower running costs	
2019/20 A	
2019/20 B	
2019/20 C	
2019/20 D	73
2019/20 E	75
2019/20 F	
2019/20 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.