

# Hambleton Close

Hillingdon • Middlesex • UB8 3UD  
Guide Price: £225,000



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# Hambledon Close

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A one bedroom, first floor maisonette that is situated on a convenient and popular residential cul-de-sac that is offered with no onward chain. Hambledon Close is a sought after residential close offering easy access to a number of local amenities including local shops, bus links and a number of road links including the M40, M25 and M4 and Uxbridge Town Centre. The property comprises 13ft reception room, 13ft kitchen, 11ft bedroom and family bathroom. The property benefits from allocated parking and a communal gardens.

One bedroom maisonette

First floor

Cul-de-sac location

No onward chain

Great transport links

13ft reception room

13ft kitchen

11ft bedroom with fitted wardrobes

Communal garden

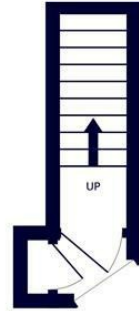
Allocated parking

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.

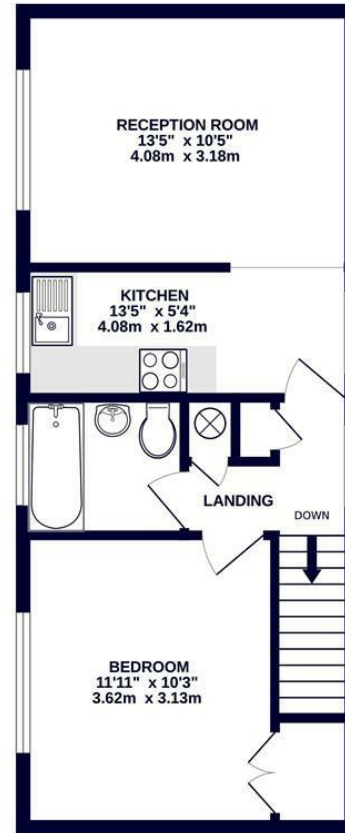




GROUND FLOOR  
41 sq.ft. (3.8 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 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		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Energy inefficient - higher running costs	G		
Energy Efficiency Rating		62	76
England & Wales		03 October 2022	2022/01/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.