

Tanglewood Close

Hillingdon • Middlesex • UB10 0DT

Guide Price: £425,000



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est 1986

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A well-presented, two bedroom, end-terraced home situated on a popular cul-de-sac within easy reach of a number of highly regarded schools, local shops, Hillingdon's Metropolitan/Piccadilly line tube station, Hillingdon hospital and Brunel University. The A40/ M40 and M4 with its links to London and the Home Counties are a short drive away along with Uxbridge Town. This home comprises 14ft lounge/diner with direct access into the garden and the 10ft kitchen. To the first floor, there is the 11ft main bedroom with fitted wardrobes, 10ft second bedroom and family bathroom. Outside, there is allocated parking and a private rear garden that has been mainly laid to lawn with a patio area across the back of the house.

Two bedroom house

End-terraced

Convenient location

Great transport links

14ft lounge/diner

10ft kitchen

11ft main bedroom

10ft second bedroom

Private rear garden

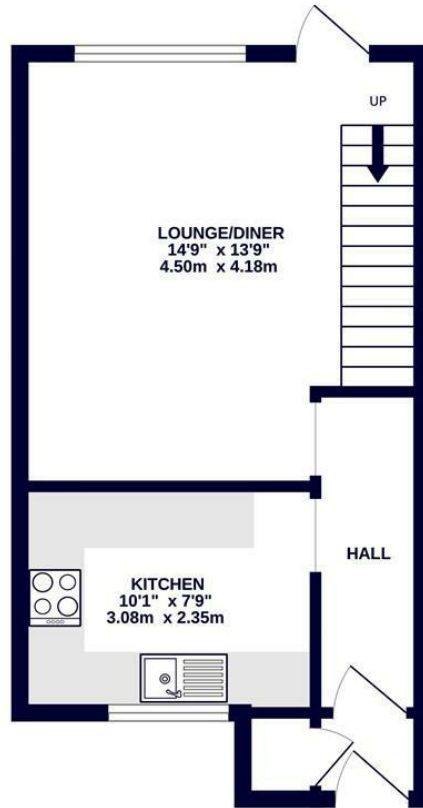
On street parking

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.

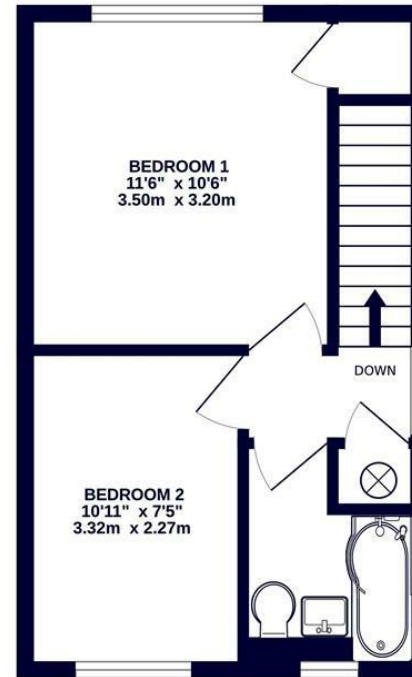




GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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		
Not energy efficient - higher running costs	G		
England & Wales		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.