Heath Road

Hillingdon • Middlesex • UB10 0SN
Guide Price: £475,000

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est 1986

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A beautifully presented, two bedroom, two bathroom, semi-detached home positioned on a quiet residential road that is conveniently situated just off the Uxbridge Road. Heath Road is centrally located to a number of amenities. For the commuter just a walk to the end of the road will provide you with a number of bus/road links right the way along the Uxbridge Road. Hillingdon and Uxbridge underground tube stations. The ground floor of the property comprises porch leading into the 22ft open plan living room, 13ft kitchen and family bathroom. To the first floor, there is the 12ft main bedroom with an en-suite bathroom and a 12ft second bedroom. Outside, there is off street parking and a private rear garden that has been mainly laid to lawn with a patio area across the back of the house. To the rear, there is the brick-built 14ft gym/office and a 14ft workshop.

Two bedroom house

Semi-detached

Convenient location

Great transport links

22ft living room

13ft kitchen

12ft main bedroom with en-suite

14ft gym/office

Off street parking

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.

Directions
From our office on Hillingdon Hill proceed left to the second set of traffic lights at the Long Lane junction continue down the Uxbridge Road, continue down to the sixth turning on your left hand side into Heath Road.

Situation
Situated just off the Uxbridge Road, Heath Road is centrally located to a number of amenities including Stockley Business Park, Hillingdon Hospital, Heathrow Airport, Brunel University and Uxbridge town centre with its vast array of shopping facilities, restaurants and bars. For the commuter just a walk to the end of the road will provide you with a number of bus/road links right the way along the Uxbridge Road. Hillingdon and Uxbridge underground tube stations are less than a 10 minute car journey along with the A40/M4/M40 and M25.

Description
Positioned on a quiet residential road this quintessential two bedroom cottage effortlessly combines period elegance with luxury contemporary additions all flawlessly arranged over two floors. Upon entering the property you have an entrance porch which leads into the spacious through lounge which enjoys an exposed brick fireplace. To the rear of the ground floor you have a sleek and modern kitchen as well as a large shower room. To the first floor you have two double bedrooms as well as a pristine second bathroom boasting a free standing bath.

Outside
To the front of the property is a gravel driveway allowing for off street parking for multiple vehicles. To the rear is a spectacular landscaped garden that benefits from a decked area across the rear of the house that leads onto a well manicured lawn which is bordered by sculpted hedges and a variety of shrubs. To the rear of the garden is a timber storage area along with a brick built 14ft outhouse (currently used as gym/office).

Schools:

Hewens Primary School 0.2 miles
Hillingdon Primary School 0.4 miles
Bishopshalt Senior School 0.8 miles

Train:

Hillingdon Station 1.6 miles
Uxbridge Station 1.9 miles
West Drayton Station 1.9 miles

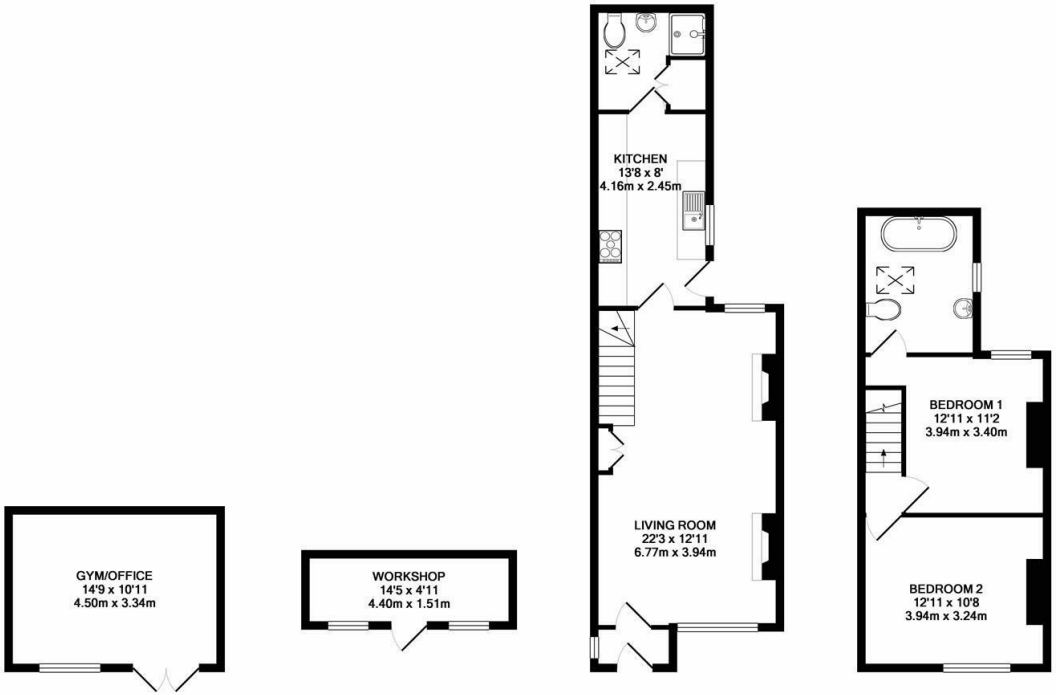
Car:

M4, A40, M25, M40

Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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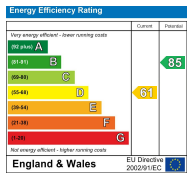

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.