



Hornbill Close, Uxbridge, UB8 2HX

- First floor maisonette
- 0.8 Miles to West Drayton station
- 102 years remaining on the lease
- Two double bedrooms
- Communal gardens
- Resident parking
- Low service charge and ground rent
- Modern kitchen and bathroom

Asking Price £310,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

Situated in the popular Hornbill Close, Uxbridge, this well-presented first floor two-bedroom maisonette offers 779 sq.ft. of bright and spacious accommodation, making it an ideal purchase for first-time buyers, downsizers or investors.

Accommodation

A welcoming entrance hall provides access to the main accommodation. The spacious living room measures approximately 15'3" x 11'11" and offers an excellent space for relaxing and entertaining.

The generous kitchen/dining room extends to 15'3" x 13'11", featuring ample worktop space and room for a family dining table.

The property offers two well-proportioned double bedrooms, with Bedroom One measuring 15'0" x 9'0" and Bedroom Two 13'11" x 9'4". Completing the accommodation is a bathroom with bath and wash hand basin, together with a separate WC.

Outside

Outside, the property is surrounded by well-maintained communal gardens and benefits from ample residents' parking.

Situation

Located in a quiet residential cul-de-sac, the property is ideally positioned for easy access to Uxbridge town centre, with its wide range of shops, supermarket, restaurants and leisure facilities, as well as Uxbridge Underground Station (Metropolitan and Piccadilly) and West Drayton Station (Elizabeth line). Excellent road links from Cowley High Road including the A40, M25 and M4 are also within easy reach, making it an ideal location for commuters.

Terms and notification of sale

Tenure: Leasehold

Local Authority: London Borough Of Hillingdon

Council Tax Band: C

Current EPC Rating: C

Lease: 102 years unexpired

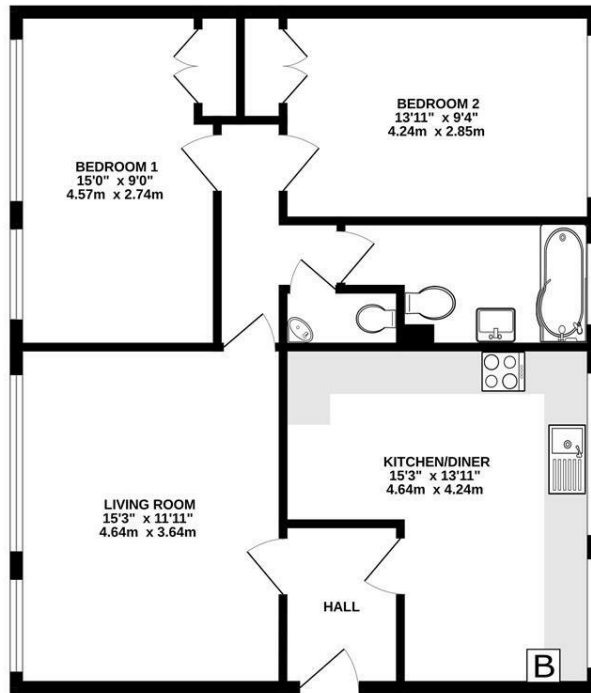
Service Charge: £1135 per annum

Ground rent: £10 per annum

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing, no responsibility is taken for any error, omission or misstatement. 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.

Made with Metropix ©2025

Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.