

Field Heath Road

Hillingdon • Middlesex • UB8 3NF

Guide Price: £375,000



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est 1986

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A well presented two bedroom duplex first floor flat situated on Field Heath Road, offering spacious and generously proportioned rooms throughout. Field Heath Avenue is a popular residential road by Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. The property comprises a 15ft living room, 14ft kitchen, 8ft second bedroom and shower room. To the second floor there is a 11ft main bedroom and family bathroom. Outside there is one allocated parking space and a private rear garden which is mainly laid to lawn.

Two bedroom Duplex flat

Share of freehold

Great transport links

15ft living room

14ft kitchen

8ft bedroom

11ft second bedroom

First floor

Private rear garden

Allocated parking space

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.

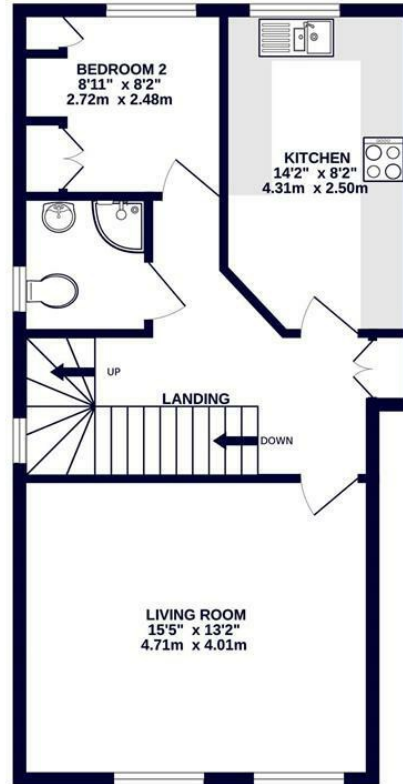




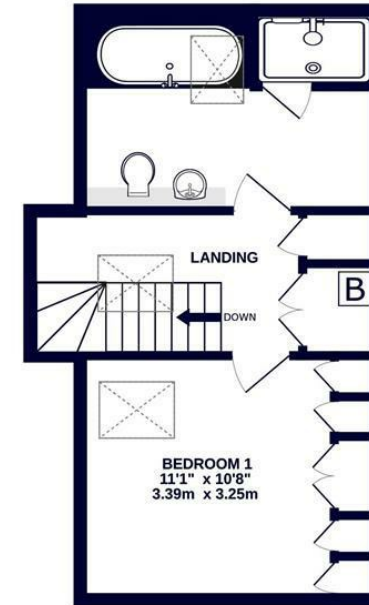
GROUND FLOOR
43 sq.ft. (4.0 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 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
How energy efficient? - lower savings costs			
Very energy efficient - lowest savings costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher savings costs	F		
Very energy inefficient - highest savings costs	G		
Energy Efficiency Rating		81	81
England & Wales		03 October 2022	01/10/2022

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.