

Heath Road

Hillingdon • Middlesex • UB10 0SN
Guide Price: £450,000



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A two bedroom mid terraced cottage offering generously proportioned rooms throughout and situated within walking distance to a number of local schools, shops and transport links, making it ideal purchase for first time buyers and investors alike. The ground floor boasts a 25ft living room, 11ft kitchen, 11ft main bedroom, 8ft second bedroom and family bathroom. There is a staircase leading to a 12ft loft room. Outside there is a generous east facing rear garden.

Two bedroom house

Mid terraced

Convenient location

Loft room

25ft living room

11ft kitchen

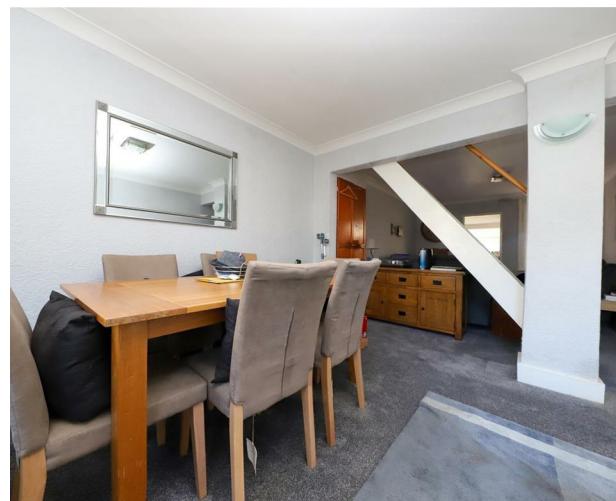
11ft main bedroom

8ft second bedroom

First floor bathroom

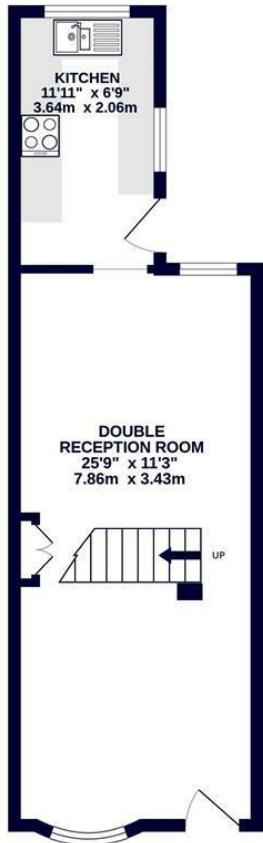
East facing rear garden

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.





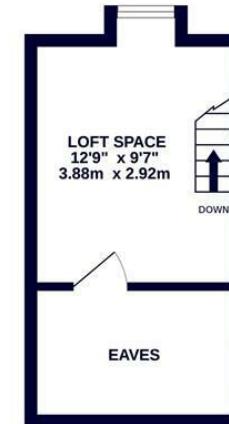
GROUND FLOOR
372 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
173 sq.ft. (16.1 sq.m.) approx.



TOTAL FLOOR AREA: 879 sq.ft. (81.6 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
Very energy efficient - lower running costs	
2019/20 A	A
2019/20 B	B
2019/20 C	C
2019/20 D	D
2019/20 E	E
2019/20 F	F
2019/20 G	G
All energy efficient - higher running costs	
2020/21 G	G

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.

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