

Heath Road

Hillingdon • Middlesex • UB10 0SN

Guide Price: £425,000



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est 1986

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A two bedroom end of terrace house situated on Heath Road a popular residential road in Hillingdon offering spacious and generously proportioned rooms throughout. Heath Road is centrally located to a number of amenities 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. The ground floor comprises 14ft living room, 10ft dining room and 13ft kitchen. To the first floor there is a 10ft main bedroom, 10ft second bedroom and family bathroom. Outside the property there is off street parking and a private rear garden which is mainly laid to lawn.

Two bedroom house

End terrace

Great transport links

14ft living room

10ft dining room

13ft kitchen

10ft bedroom

Convenient location

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.







Schools:



Train:



Car:

M4, A40, M25, M40



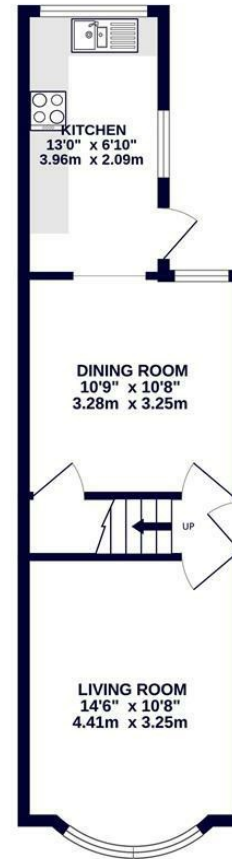
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



KITCHEN
13'0" x 6'10"
3.96m x 2.09m

DINING ROOM
10'9" x 10'8"
3.28m x 3.25m

LIVING ROOM
14'6" x 10'8"
4.41m x 3.25m

1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



BEDROOM 2
10'11" x 7'5"
3.32m x 2.25m

BEDROOM 1
10'11" x 10'8"
3.32m x 3.25m



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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		81	65

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.