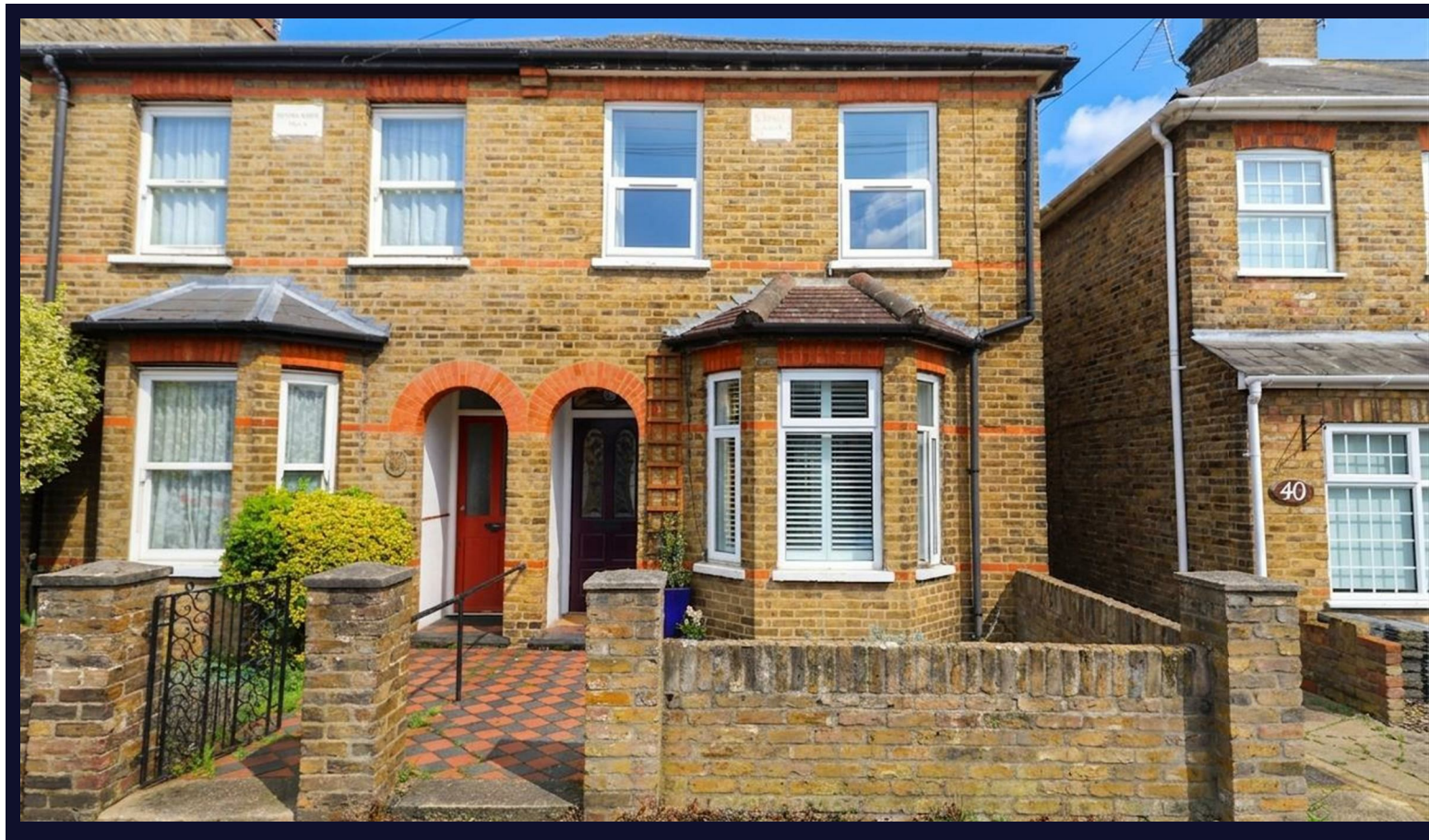


Heath Road

Hillingdon • Middlesex • UB10 0SN

Guide Price: £475,000



coopers
est 1986

Heath Road

Hillingdon • Middlesex • UB10 0SN

A generously proportioned two bedroom, semi-detached property that perfectly blends modern conveniences with the character of a cottage that is situated on popular residential road within walking distance to a number of schools, shops and transport links. The ground floor of the property comprises 14ft living room, 11ft dining room, 14ft modern kitchen and 14ft conservatory. To the first floor, there is the 14ft main bedroom with fitted wardrobes, 12ft second bedroom with fitted wardrobes and a large, modern family bathroom with both shower and bath. Outside, there is on street parking and a landscaped private rear garden which is mainly laid to lawn with a patio area across the back of the house.

Two bedroom character house

Semi-detached

Extended

Convenient location

14ft living room

16ft kitchen

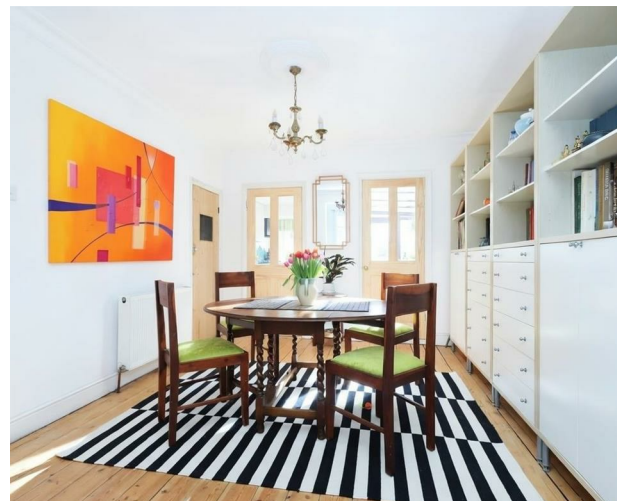
11ft dining room

14ft main bedroom with fitted wardrobes

On street parking

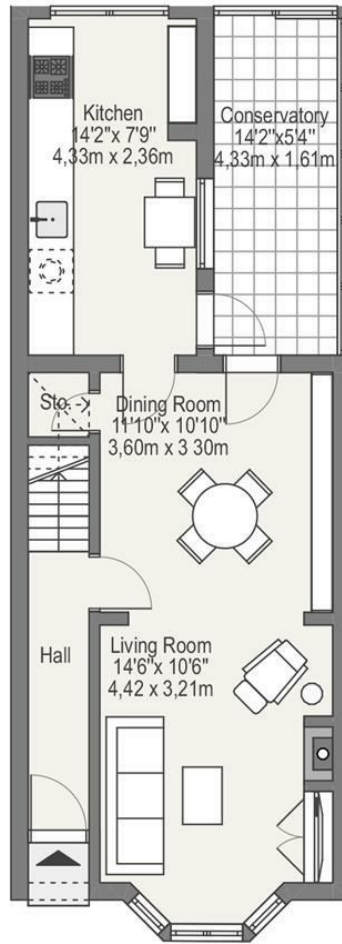
Private rear garden

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.





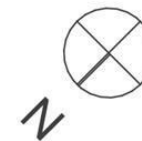
GROUND FLOOR
514 sq.ft.(47.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.ft.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.



**109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ**
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CoopersResidential.co.uk

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A | |
| B | |
| C | |
| D | 81 |
| E | 63 |
| F | |
| G | |
| Not energy efficient - higher running costs | |
| England & Wales | |

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.