

Heath Road

Hillingdon • Middlesex • UB10 0SL

Guide Price: £465,000



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A generously proportioned and extended two/three-bedroom end-of-terrace property, this charming home seamlessly combines modern conveniences with cottage-style character. Ideally situated on a popular residential road, the property is within walking distance of a range of local schools, shops and transport links. The ground floor comprises a spacious 13ft living room, open-plan to a 12ft dining room, creating an ideal space for both relaxing and entertaining. There is also a modern 14ft kitchen and a versatile 14ft third bedroom/study, complete with a convenient WC. To the first floor, the property offers a 13ft principal bedroom, a 12ft second bedroom and a large, contemporary family bathroom. Externally, the property benefits from off-street parking and a generous, private rear garden, predominantly laid to lawn, with a patio area directly adjoining the rear of the house, perfect for outdoor dining and entertaining.

Two/three bedroom house

End of terrace

Great transport links

14ft kitchen

13ft living room

12ft dining room

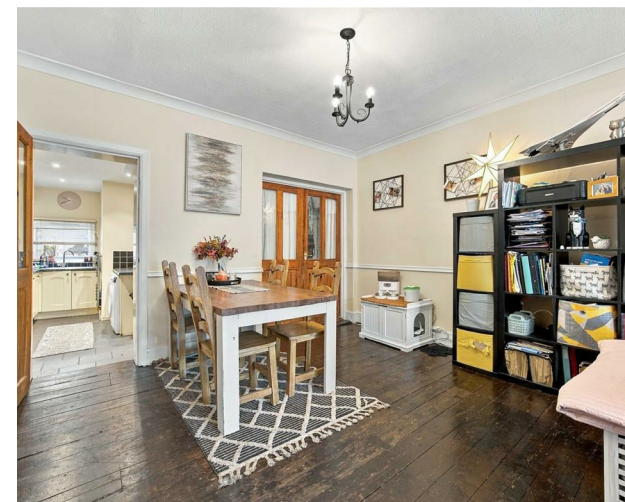
13ft main bedroom

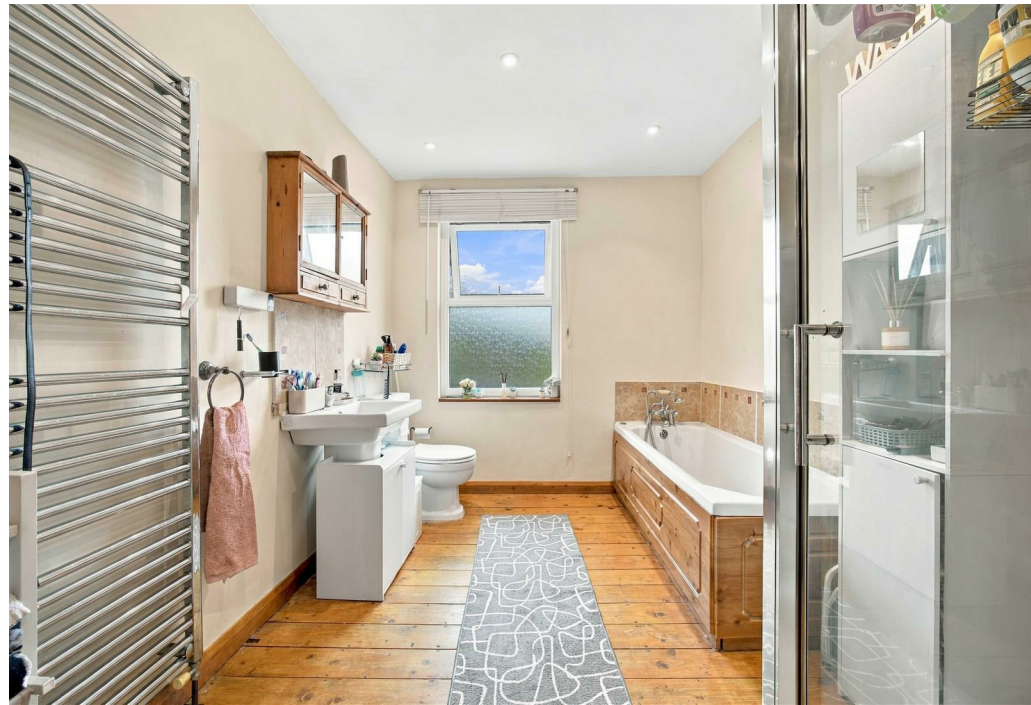
12ft second bedroom

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.





GROUND FLOOR
605 sq. ft. (56.2 sq.m.) approx.



1ST FLOOR
473 sq. ft. (44.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1078 sq. ft. (100.1 sq.m.) approx.

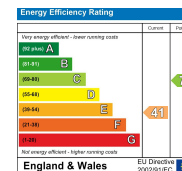
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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