

# 17 Hornchurch Road

Uxbridge • Middlesex • UB10 0YP  
Guide Price: £300,000



coopers  
est 1986

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A stunning one bedroom second floor apartment situated on Hornchurch Road, overlooking the 40-acre Dowding Park. Conveniently located in the ever popular St Andrews Park with its close proximity to Uxbridge town centre with its vast array of shops and trendy eateries. Dakota House is also within walking distance to numerous transport links including Uxbridge Station (Metropolitan line/Piccadilly line) allowing the best of both worlds for a commuter looking to get into central London.

One Bedroom Apartment

Modern Interior Throughout

Overlooking the 40-acre Dowding Park

Second floor with lift

542 sq.ft

Allocated gated parking

Ample Storage Space

Closeby To Local Amenities

Walking distance To Uxbridge Town Centre

Open Plan Kitchen/Living area

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.





2ND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.4 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	83	83
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		
England & Wales		83	83

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.