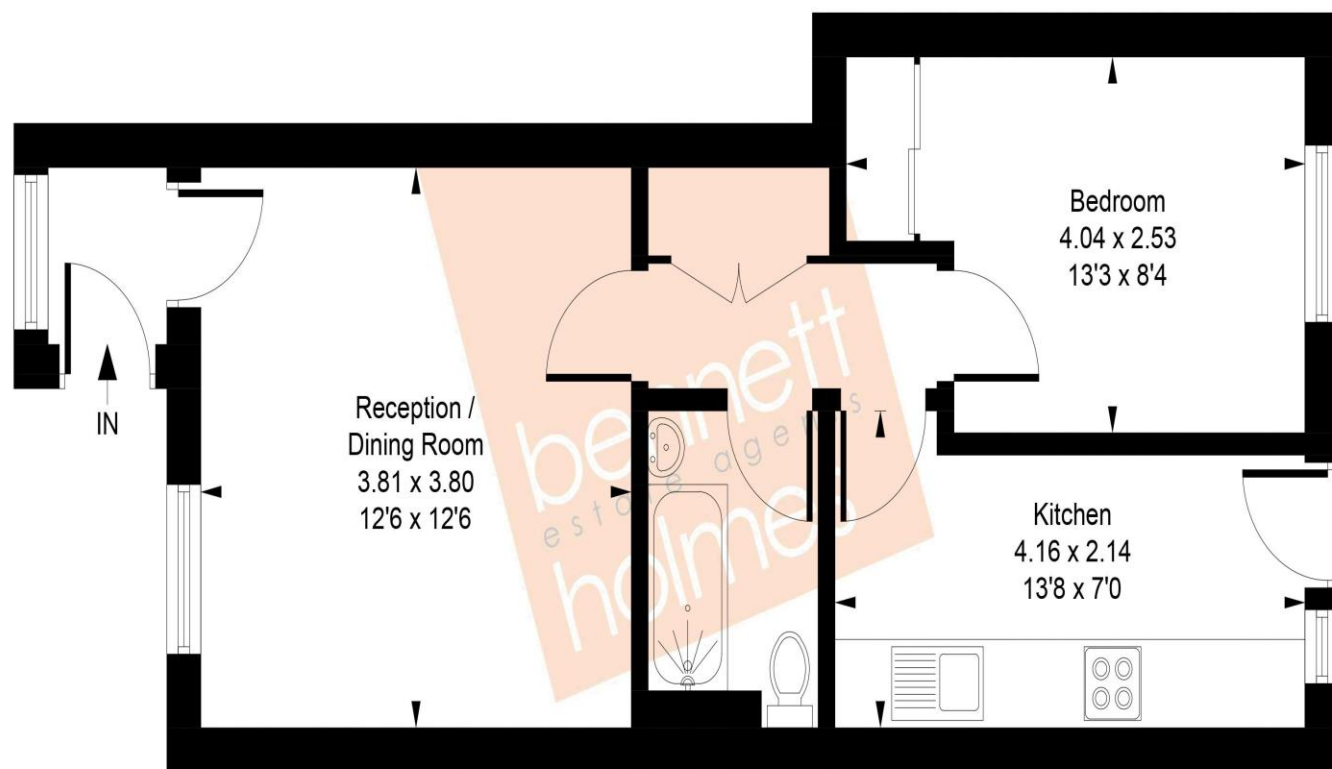


Clarkes Drive, Hillingdon, Uxbridge, Middlesex

Approximate Gross Internal Area
42.04 sq m / 453 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Leasehold 299 years from 1st Jan 1986
Service charge, Ground Rent and Buildings Insurance £1,328 per annum
Council Tax Band C
Council Tax £1,735 per annum
EPC =C

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Clarkes Drive Hillingdon UB8 3UJ

Price Guide: £230,000



Bennett Holmes are delighted to bring to the market this newly refurbished, modern, one bedroom ground floor maisonette situated in a quiet cul-de-sac location convenient for many local amenities and schools as well as Hillingdon Hospital. The property benefits from a modern fitted bathroom and kitchen which includes a built-in electric oven, hob and extractor fan, plumbing for a washing machine, space for under the counter fridge and freezer. The property represents an ideal first time or investment purchase. Offered in excellent order throughout and with the benefit of NO UPPER CHAIN.



- PURPOSE BUILT MAISONETTE
- ONE DOUBLE BEDROOM
- FITTED MIRRORED WARDOBES
- DOUBLE GLAZING
- NEWLY REDECORATED
- ALLOCATED PARKING
- LONG LEASE IN EXCESS OF 250 YEARS
- NO CHAIN

**Clarks Drive
Hillingdon
UB8 3UJ**

Price Guide: £230,000



Accommodation

The front door leads to an inner porch with a double glazed front aspect window and has a door leading in to the lounge. The front aspect lounge has laminated wooden flooring and a door leading to the inner hallway which includes a built in cupboard. Modern fitted kitchen with a range of base and eye level units and includes a built-in electric oven, fitted hob with extractor hood, plumbing for a washing machine space for under the counter fridge and freezer and a double glazed door to the communal rear gardens. The rear aspect double bedroom includes a fitted mirrored wardrobe and laminated wooden flooring and the modern bathroom includes a panel enclosed bath with electric shower unit, a wash hand basin and low level w.c. There are communal gardens which are mainly lawned and an allocated parking space.

