

Turnpike Lane

Hillingdon • Middlesex • UB10 0AH

Offers In Excess Of: £425,000



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A well presented and spacious two bedroom mid terrace house situated within walking distance of Uxbridge town centre with its sought after schools, bus/road links, shops, restaurants and Uxbridge tube station. The ground floor of the property comprises 7ft kitchen and 15 living room with doors leading into the rear garden. To the first floor, there is the 13ft main bedroom, 10ft second bedroom with fitted wardrobes and family bathroom. Outside, there is a private rear garden with a block paved patio area across the back of the house. To the rear, there are two allocated parking spaces.

Two bedroom house

Terraced

Sought after location

No onward chain

15ft living room

7ft kitchen

13ft main bedroom

10ft second bedroom

Private rear garden

Two allocated parking spaces to the rear

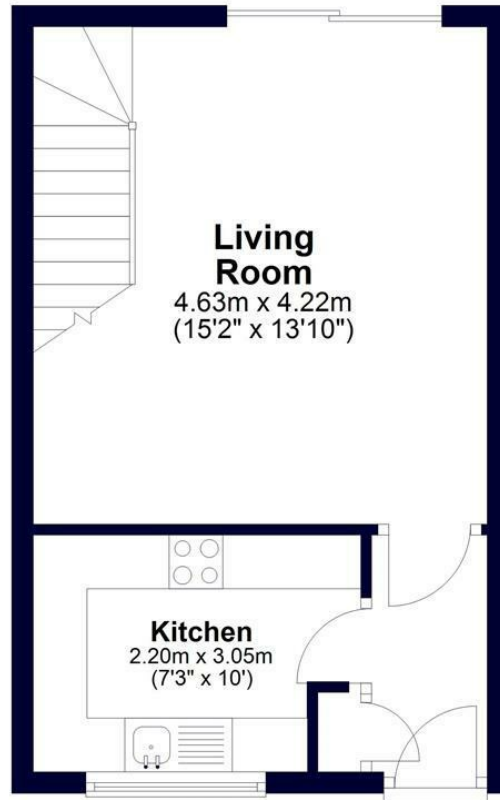
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





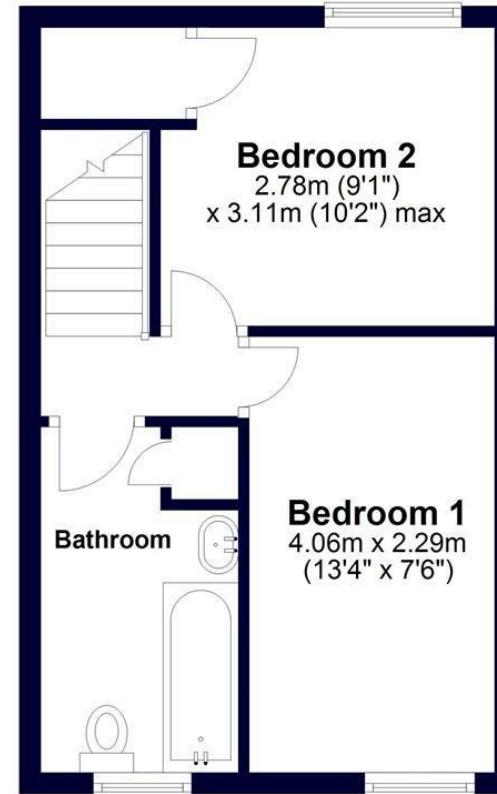
Ground Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.2 sq. feet)



Total area: approx. 58.6 sq. metres (630.3 sq. feet)



Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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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		
Least energy efficient - highest running costs	G		
England & Wales		70	77

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.