

Aldenham Drive

Hillingdon • Middlesex • UB8 3UA
Offers In Excess Of: £400,000



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A well presented two bedroom mid terrace house offering generously proportioned and spacious rooms throughout. Aldenham Drive is a residential road located just off Lees Road in Hillingdon offering easy access to local schools, shops and amenities.

The ground floor comprises an entrance hall, 7ft kitchen and 16ft living/dining area. To the first floor there is a 12ft main bedroom, 12ft second bedroom and family bathroom. Outside there is an allocated parking space and a private rear garden which has been well maintained creating a low maintenance feel.

Two bedroom house

Mid-terrace

16ft living room

7ft kitchen

12ft bedroom

Great transport links

Allocated parking

Private garden

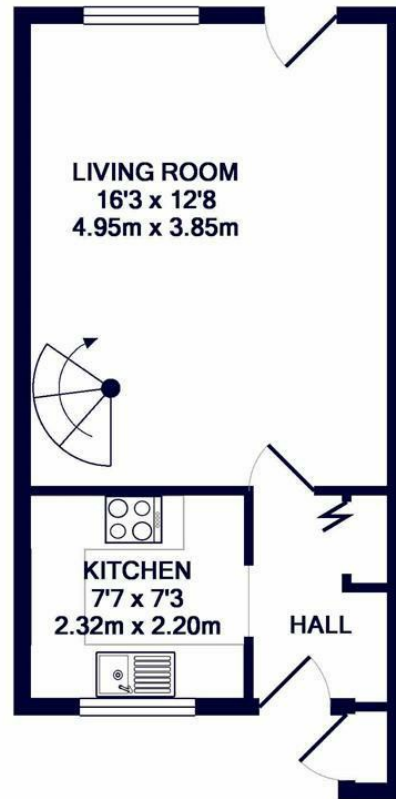
Close to transport links

Modernised throughout

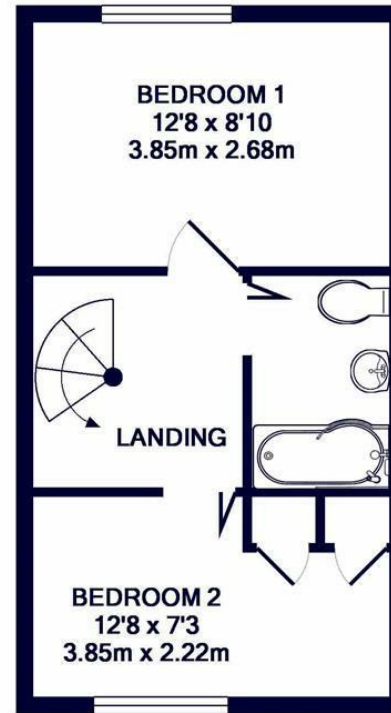
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







GROUND FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 301 SQ.FT.
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 SQ.M.)

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 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		
Some energy efficiency - lower running costs	D	77	82
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC Directive 2002/91/EC

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.