

# Hambleton Close

Hillingdon • Middlesex • UB8 3UD

Guide Price: £220,000



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A one bedroom, first floor maisonette that is situated on a convenient and popular residential cul-de-sac that is offered with no onward chain. Hambledon Close is a sought after residential close offering easy access to a number of local amenities including local shops, bus links and a number of road links including the M40, M25 and M4 and Uxbridge Town Centre. The property comprises 13ft reception room, 13ft kitchen, 11ft bedroom and family bathroom. The property benefits from allocated parking and a communal gardens.

One bedroom maisonette

First floor

Cul-de-sac location

No onward chain

Great transport links

13ft reception room

13ft kitchen

11ft bedroom with fitted wardrobes

Communal garden

Allocated parking

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.

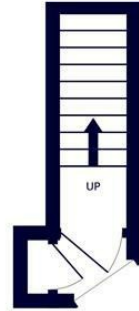




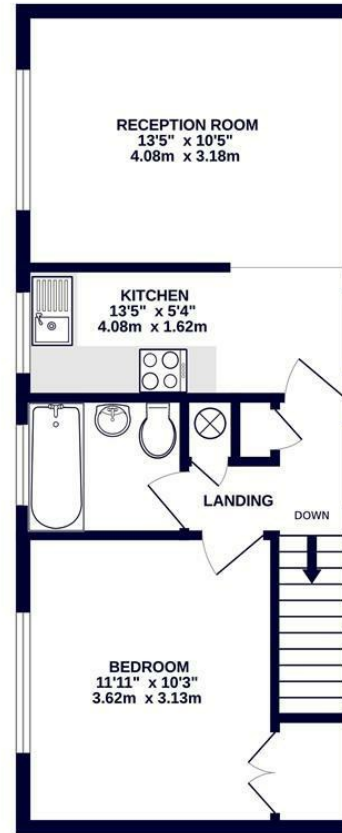




GROUND FLOOR  
41 sq.ft. (3.8 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.1 sq.m.) approx.

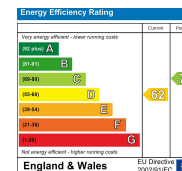
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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