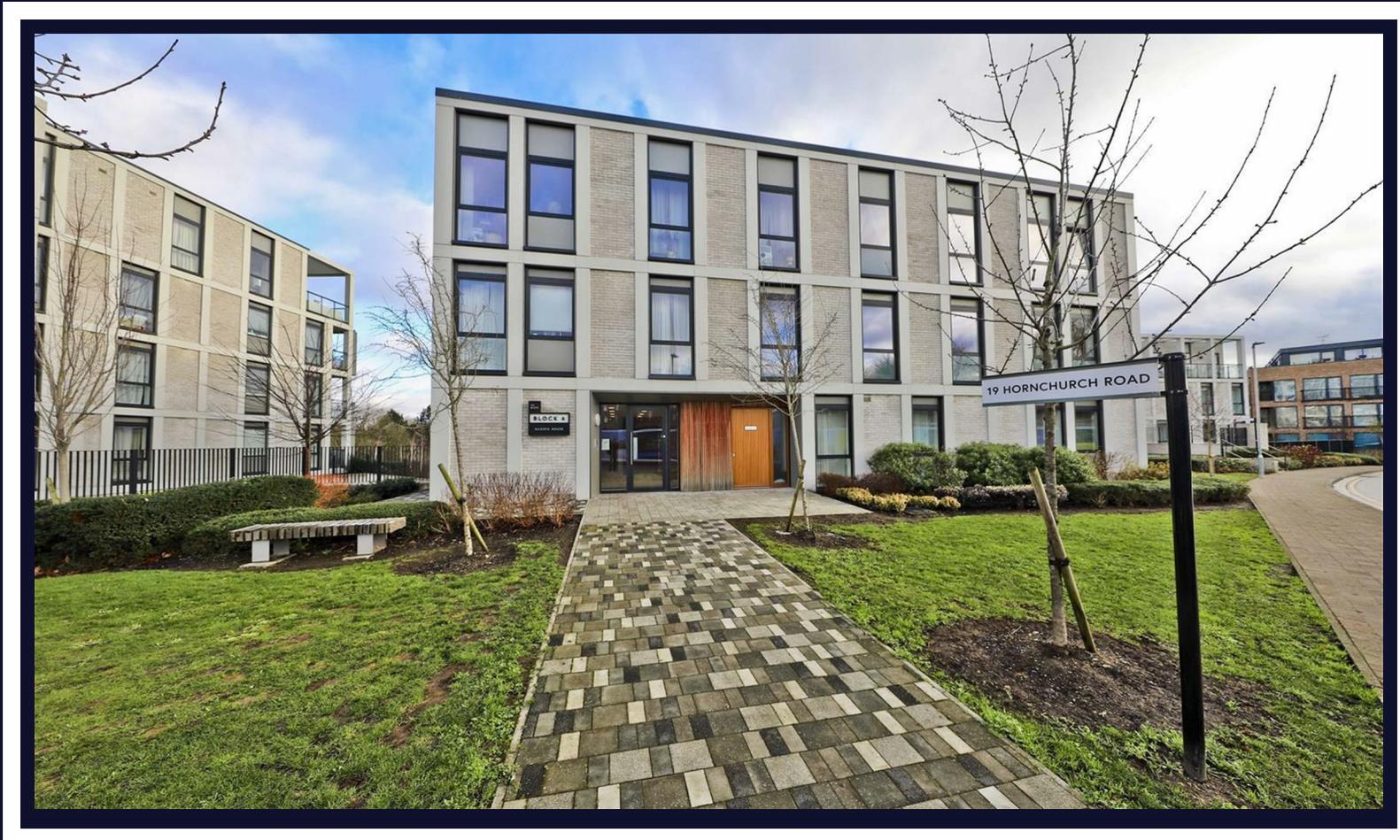


# Hornchurch Road

Uxbridge • Middlesex • UB10 0YP

Guide Price: £465,000



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est 1986

# Hornchurch Road

Uxbridge • Middlesex • UB10 0YP

Nestled in the charming St Andrews Park, this delightful ground floor apartment offers a perfect blend of comfort and modern living. Boasting two spacious bedrooms, this property is ideal for both families and couples. As you enter, you are welcomed into an open plan living area that creates a warm and inviting atmosphere. There are two double bedrooms and two contemporary bathroom suites. The property is set within well-maintained communal gardens, providing a lovely outdoor space for residents to enjoy. These gardens offer a peaceful escape, perfect for unwinding after a long day or enjoying a leisurely stroll.

Modern two bedroom apartment

Ground floor

Open plan living/dining area

Modern interior throughout

Two bathrooms

Private terrace

Allocated parking

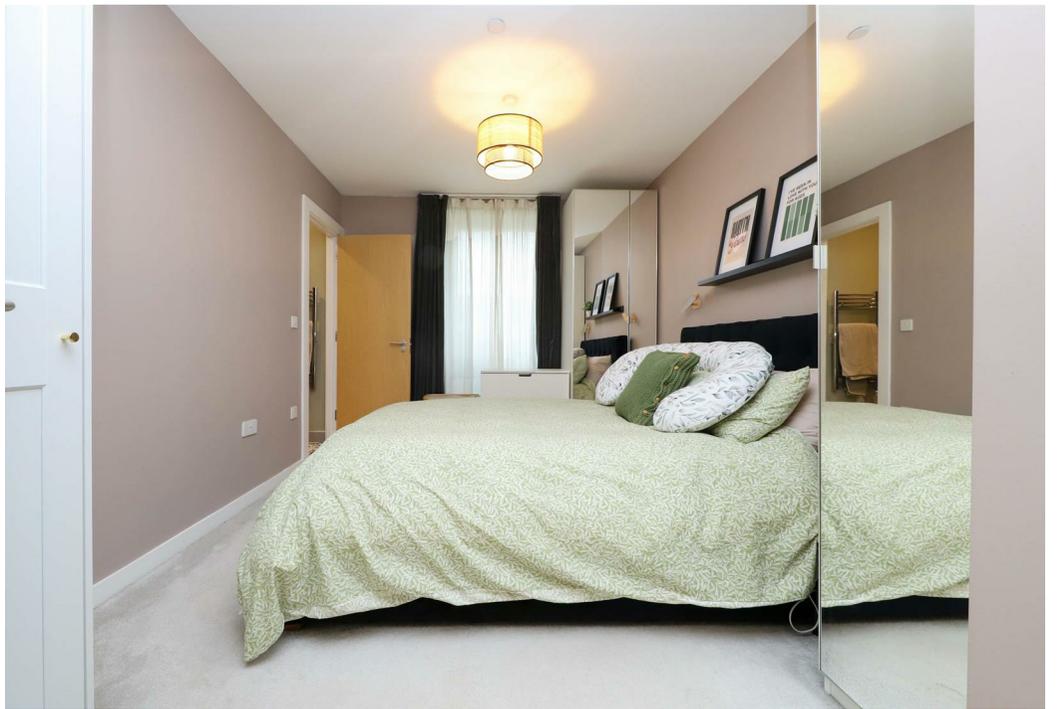
Closeby to local amenities

St Andrews Park development

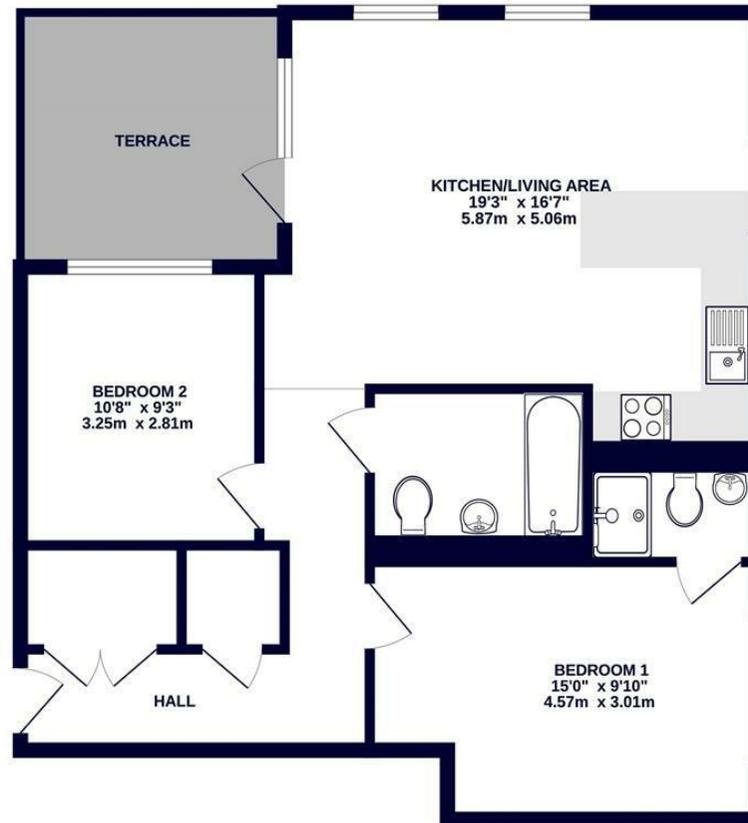
Walking distance to Uxbridge town centre

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  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 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	Potential
How energy efficient? - lower rating costs	
Very energy efficient - A	
Energy efficient - B	
Decent - C	84
Below average - D	84
Poor - E	
Very poor - F	
Not energy efficient - G	
England & Wales	

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.