

Saunders Road

Hillingdon • Middlesex • UB10 0RL

Guide Price: £535,000



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est 1986

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A well-presented three-bedroom terraced house on Saunders Road, ideally located between Hillingdon and Uxbridge tube stations (Metropolitan & Piccadilly lines) with easy access to the A40. The property is close to well-regarded local schools and excellent recreational facilities including Hillingdon Golf Club, Court Park, Uxbridge Common, Uxbridge Cricket Club and the Hillingdon Sports and Leisure Complex. The accommodation comprises a 7ft study, 17ft living room and 17ft kitchen, while upstairs offers a 14ft main bedroom and 13ft second bedroom both with fitted wardrobes, an 11ft third bedroom, family bathroom and separate W.C. Externally, there is allocated parking and a private south-west-facing rear garden, mainly laid to lawn with a small patio area.

Three bedroom house

Terraced

Conveniently located

Great transport links

17ft Living room

17ft kitchen

14ft main bedroom with fitted wardrobes

13ft second bedroom with fitted wardrobes

Allocated parking

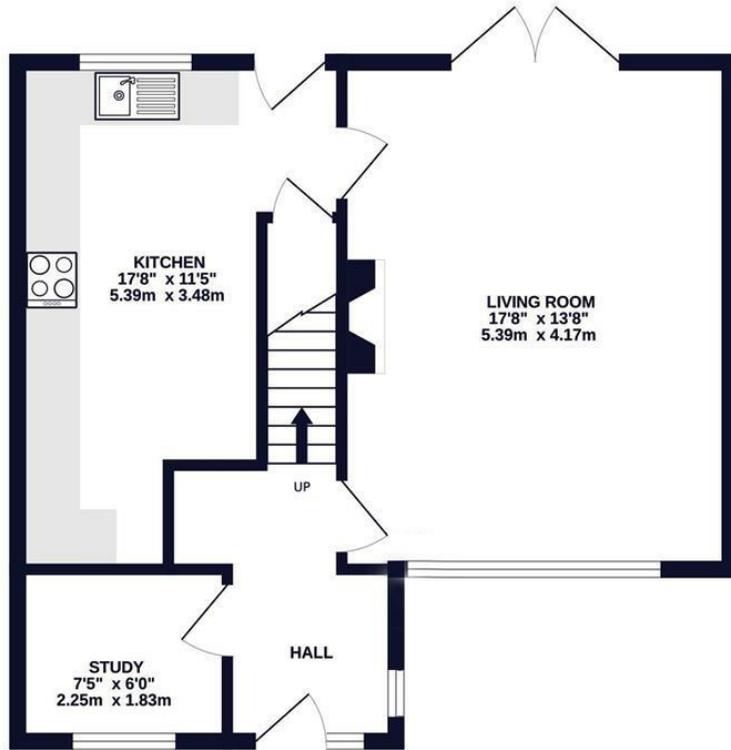
South-west facing private rear garden

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.

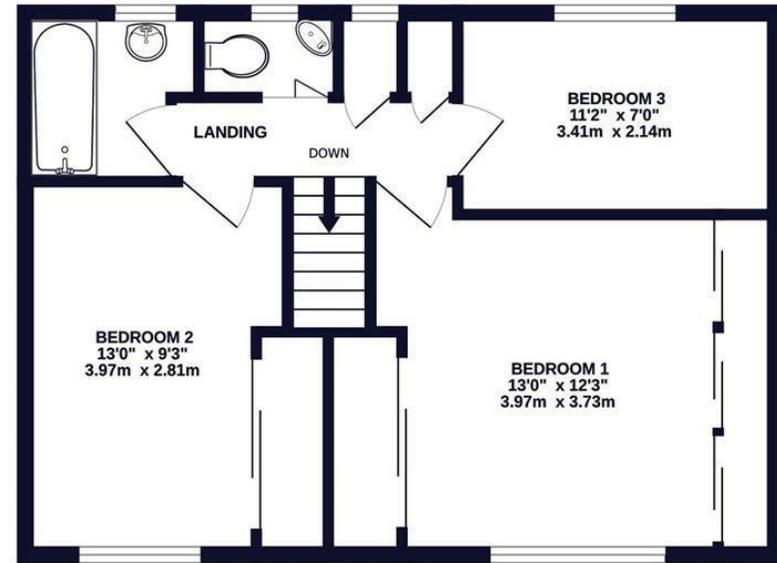




GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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	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		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		
Not energy efficient - higher running costs			
England & Wales		03 000 000 000	2022/01/01

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.