

# 17 Hornchurch Road

Uxbridge • Middlesex • UB10 0YP  
Guide Price: £475,000



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Offered to the market is this beautifully presented three bedroom second floor apartment allowing a fantastic opportunity for someone to move straight in. The property is conveniently located in the ever popular St Andrews Park with its close proximity to Uxbridge town centre with its vast array of shops and trendy eateries. Dakota House is also within walking distance to numerous transport links allowing the best of both worlds for a commuter looking to get into central London.

Three bedrooms

Fantastic condition throughout

Chain free

Private terrace

Gated parking

Intercom system

Two bathrooms

Walking distance to numerous amenities

Close proximity to transport links

Easy access to A40 / M25

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.





## Property

This second floor apartment offers versatile living across 926 square foot with great views over the 36 acre Dowdings Park. The master bedroom offers a great space with the added luxury of an en-suite bathroom with the further two additional bedrooms both being fantastic sizes whilst offering versatile usages for couples / families alike. The property also benefits from a further family bathroom. The rear of the property offers a fantastic space with the open plan kitchen/dining area which allows for entertaining space. The kitchen benefits from integrated appliances throughout and offers the added luxury of the open plan space leading directly out to the private terrace area. The property boasts underfloor heating throughout along with fitted blinds.

## Outside

This particular apartment in Dakota House benefits from one allocated parking space undercroft giving added security behind electric gates. The property boasts a high tech intercom system for each individual apartment. Accessed via both bedroom two and the living room is a well designed private terrace area offering stunning viewings over Dowdings Park.

## Location

Situated in the heart of St Andrew's Park, within easy reach of Uxbridge town centre. Built in 2021, this stunning apartment is beautifully presented. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area.



#### Schools:

St Andrew's CofE Primary School 0.2 miles  
 John Locke Academy 0.3 miles  
 ACS Hillingdon International School 0.4 miles



#### Train:

Uxbridge Station 0.6 miles  
 Hillingdon Station 1.0 miles  
 Ickenham Station 1.7 miles



#### Car:

M4, A40, M25, M40



#### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



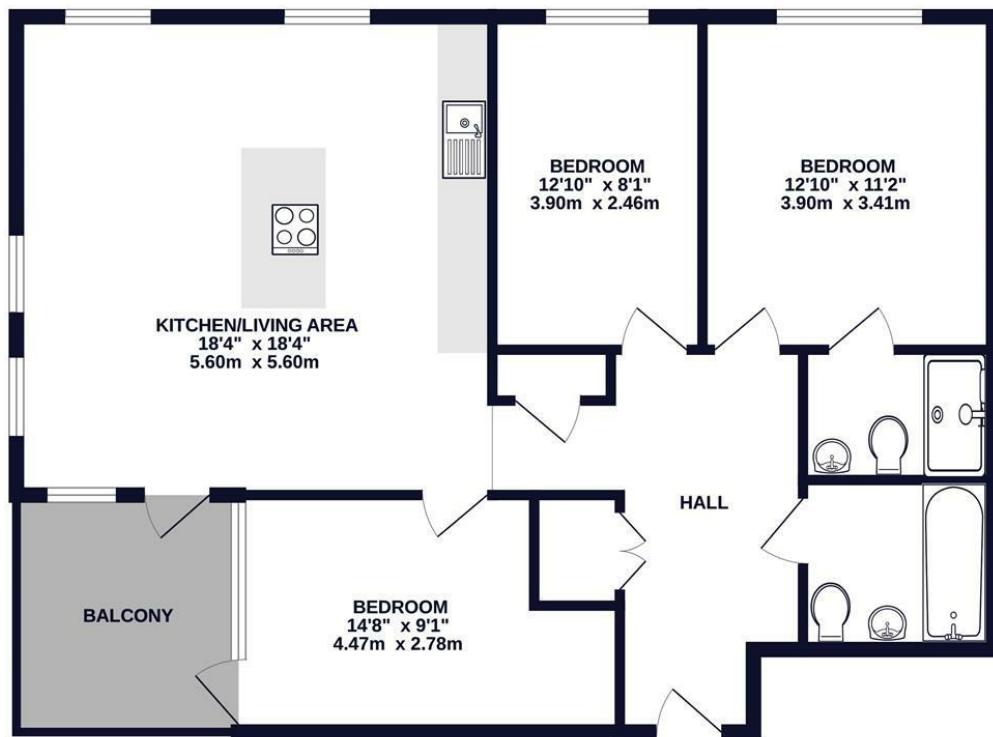
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2ND FLOOR  
 926 sq.ft. (86.0 sq.m.) approx.



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TOTAL FLOOR AREA - 926 sq.ft. (86.0 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, fixtures and fittings 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
Very energy efficient - lower running costs	
2019 A	A
2019 B	B
2019 C	C
2019 D	D
2019 E	E
2019 F	F
2019 G	G
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.