

ALLDAY
& MILLER

ALLDAY
& MILLER
FOR SALE
01895 641 000

Heath Road, Hillingdon, UB10 0SN
£450,000

2 1 1



Heath Road, Hillingdon, UB10 0SN

£450,000

- Two/Three Bedrooms
- Kitchen
- Two Reception Rooms
- Private Rear Garden
- Bonus Loft Room
- Bathroom
- Sought After Location
- 912 sq ft

Description

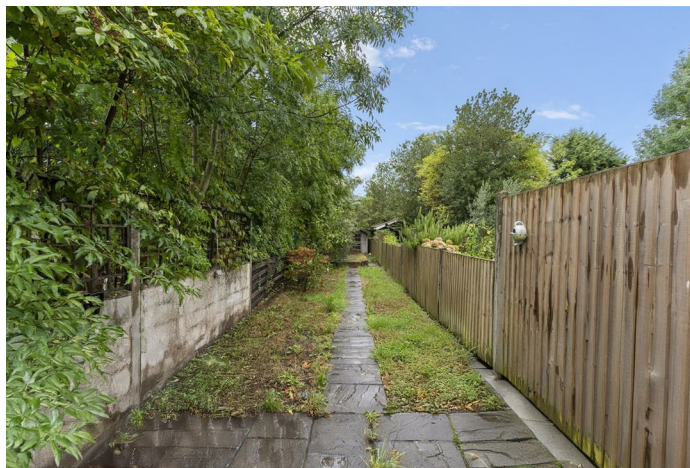
This well-presented two-bedroom, with a bonus loft room terraced home offers generous living space and a practical layout, perfect for families or professionals alike.

The ground floor features a bright and inviting lounge, a separate dining room ideal for entertaining, a well-appointed kitchen. Upstairs, the first floor boasts two well-proportioned bedrooms and a family bathroom. To the second floor is a bonus loft room which can be used as an office or a bedroom.

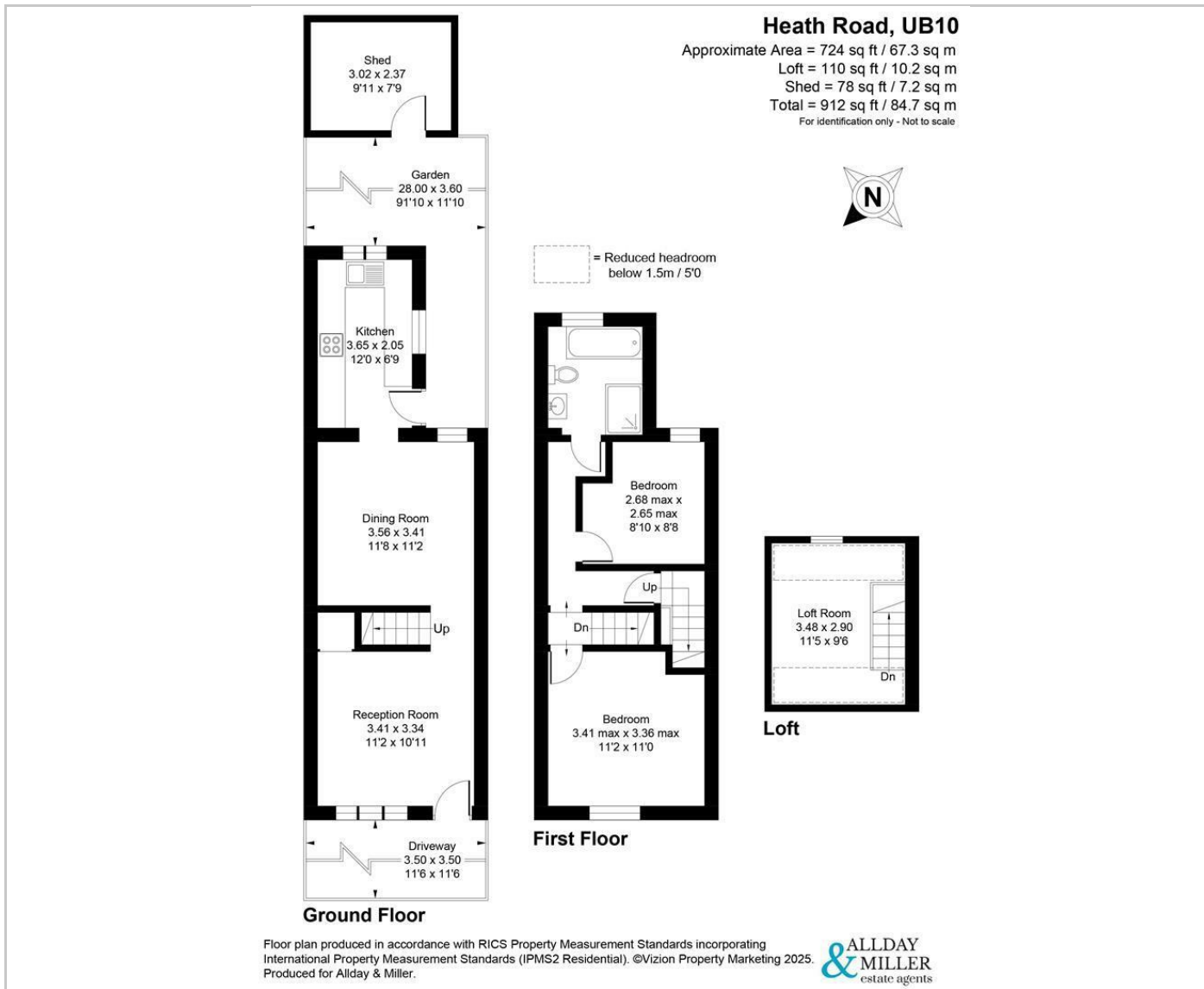
Outside, the property benefits from a private rear garden, providing a peaceful outdoor space for relaxation and recreation. Situated in a desirable location close to local amenities, schools, and transport links, this home is a fantastic opportunity not to be missed.

Situation

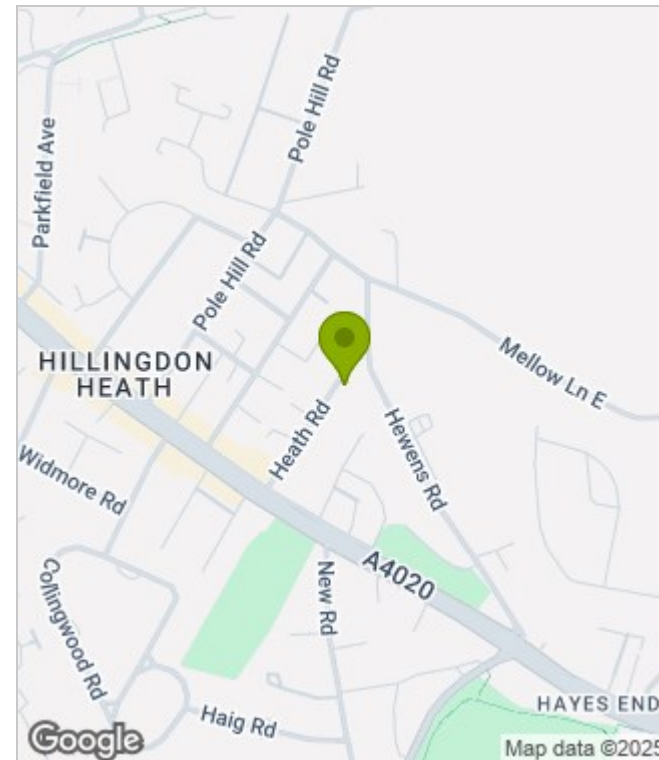
Heath Road situated just off Uxbridge Road located in the prime location close to a number of local amenities including Stockley Business Park, Hillingdon Hospital, Heathrow Airport, Brunel University. Uxbridge town centre just a short drive away with its variety of shops, restaurants, coffee shops, gyms and a cinema. Hayes and Harlington station being a 10 minute drive away with the Elizabeth line giving links to Central London. Highly regarded schools including Hillingdon Primary School and Hewens College also close by.




Floor Plans




Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.