



**43 North Orbital Road, Denham, Middlesex, UB9
5EY**

£270,000

HUNTERS®

HERE TO GET *you* THERE

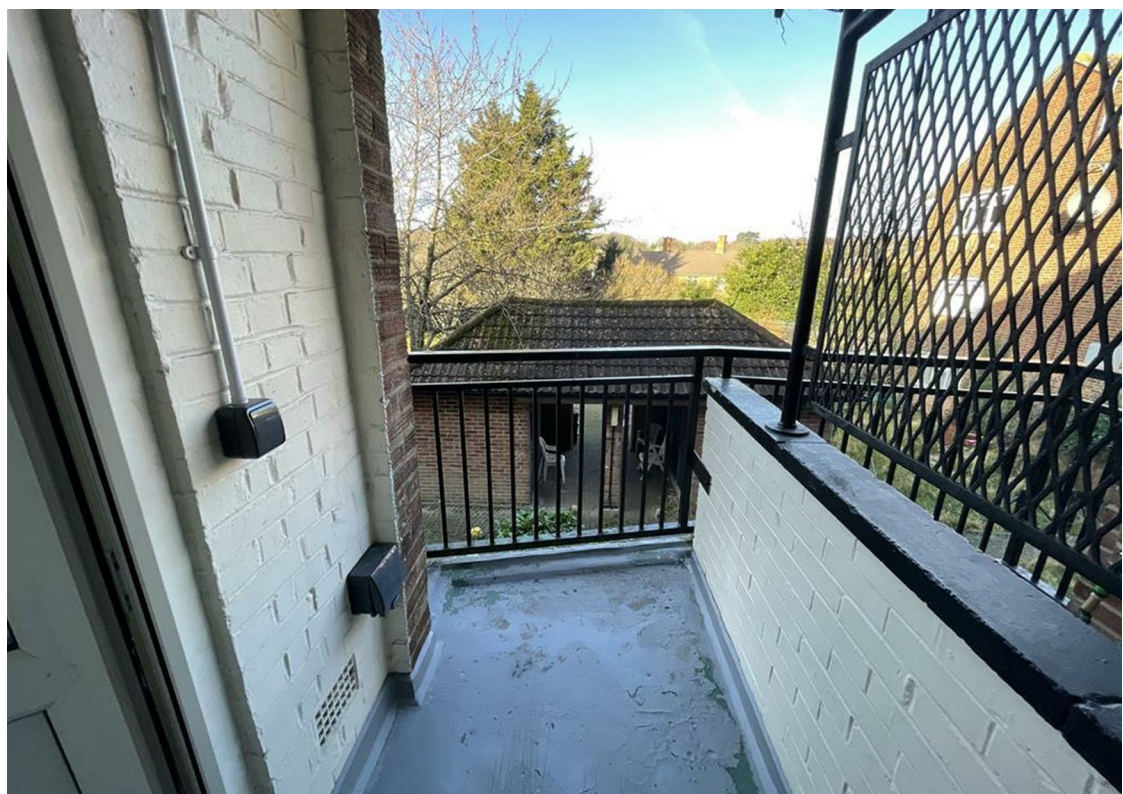
- Two Bedroom
- Good Condition
- Private Balcony
- Local Amenities Nearby
- EPC Rating C

- First Floor
- Chain Free
- Walking Distance To Denham Station
- Great First Time / Investment Property
- Viewings Advised

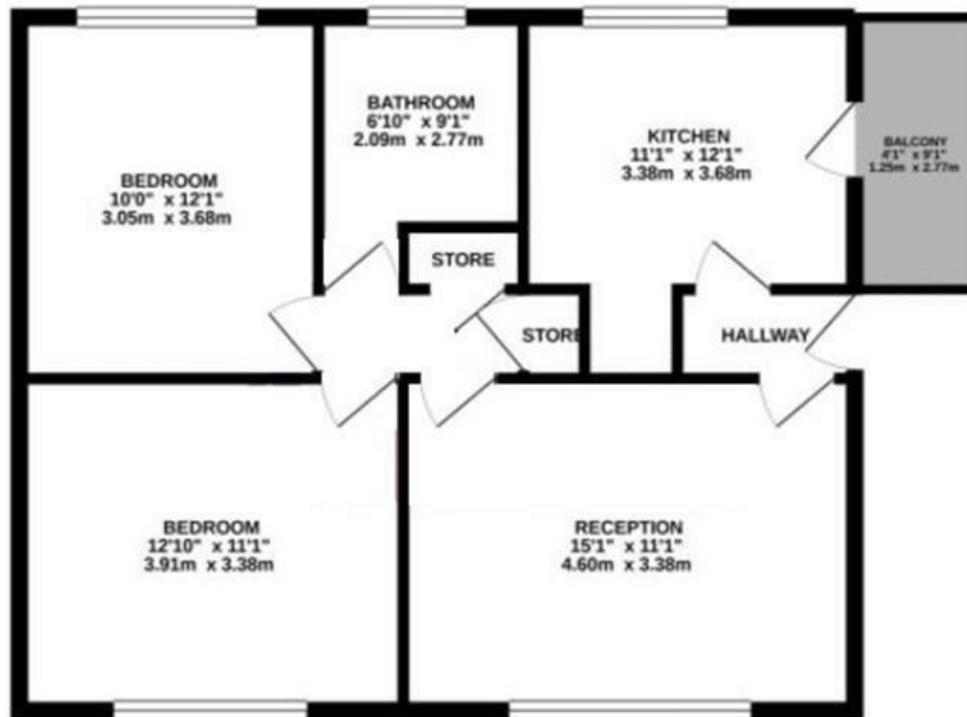
Brought to the market in North Orbital Road, Denham is this spacious, well presented, two double bedroom flat offered to the market with no onward chain. The property would be perfect for first time/investment buyers and is within close proximity to local amenities and transport links.

The property comprises entrance hall, large reception room, two double bedrooms, modern three piece bathroom suite, modern fitted kitchen and storage units throughout. Externally you have the added benefit of residence parking.

North Orbital Road is situated in Denham Green and is a short distance from local shopping facilities, amenities and transport links. You are a short walk from the Denham tube Station and a short drive from the A40 motorway links connecting you to inner/outer London and Heathrow Airport. Viewings are highly advised, contact Hunters to arrange an appointment.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA - 647 sq ft. (60.1 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 is given as to their accuracy or efficiency can be given.
Made with Hoxbyplan v10.0.1

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.



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