



Field Heath Road, Uxbridge, UB8 3NH

NO UPPER CHAIN. An extremely well proportioned two double bedroom first floor maisonette that is located on a convenient residential road in Hillingdon. The property benefits from a large landing/study area, 17ft L-shaped lounge/diner, 13ft kitchen, 17t master bedroom, 13ft second bedroom and modern family bathroom. The property benefits include: Lease in excess of 900 years, own rear garden, allocated parking space, as well as permit parking near by, gas central heating, double glazing and large loft space. Pield Heath Road is a residential road close to Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. A viewing is highly recommended to appreciate the accommodation on offer which is a similar size to some two bedroom houses locally.



## ENTRANCE

Front door, stairs to first floor landing.

## LANDING

Loft access, doors to:

## LOUNGE/DINER

Rear aspect double glazed window, radiator x 2.

## KITCHEN

Side aspect double glazed window, space for fridge freezer, range of base and eye level units, storage cupboard, gas hob and electric oven, extractor hood, cupboard housing wall mounted boiler.

## BEDROOM ONE

Front aspect double glazed window, radiator.

## BEDROOM TWO

Side aspect double glazed window, radiator.

## BATHROOM

Side aspect double glazed frosted window, low level wc, panel enclosed bath, vanity unit incorporating wash hand basin, fully tiled walls, heated towel rail.

## GARDEN

Own garden.

## PARKING

1 Space Allocated (directly in front of door). 1 Permit provided (for parking on street next to Tesco and nearby roads).

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

## LEASE

In excess of 900 years.

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## OUTGOINGS

Approximately £200 per annum.

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## COUNCIL TAX

London Borough of Hillingdon - Band C - 1250.81

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## DISTANCE TO STATION

West Drayton Station - (Crossrail/Elizabeth Line) - 1.4 miles  
Uxbridge Station - (Metropolitan/Piccadilly) - 1.5 miles  
Hillingdon Station - (Metropolitan/Piccadilly) - 1.8 miles

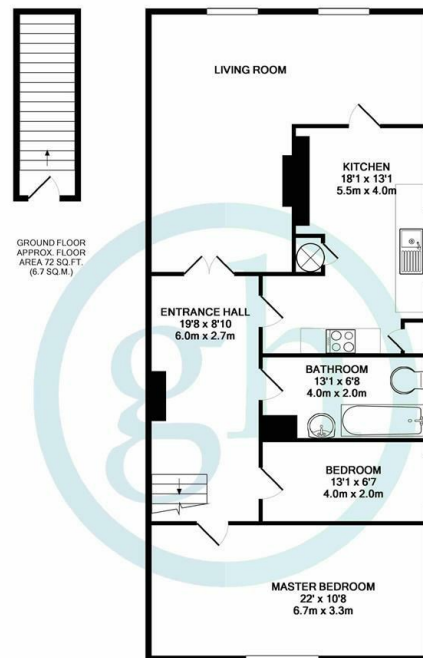


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1ST FLOOR  
APPROX. FLOOR  
AREA 1100 SQ.FT.  
(102.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1172 SQ.FT. (108.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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               |
| 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 |         |                         |
|                                             | 66      | 78                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



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