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1 Hambledon Close, Hillingdon, Middlesex. UB8 3UD.

£395,000 Freehold

This two bedroom house is situated within a quiet cul-de-sac location yet within walking distance of shops, transport links and schools. The property has been refurbished throughout to provide bright, spacious accommodation which includes a large living/dining room, fitted kitchen/breakfast room and two double bedrooms plus modern bathroom.

Outside the property there is a private rear garden mainly laid to lawn with patio area and timber shed plus there is an allocated parking space and paved front garden.

Hambledon Close is a sought after residential close located just off Lees Road offering easy access to a



number of local amenities including local shops, bus links, Hillingdon Hospital, Stockley Business Park, Heathrow Airport, Brunel University and a number of road links including the M40, M25 and M4 with their links to London and the Home Counties.

There are a number of sought after schools including Hillingdon Primary, Bishopshalt Senior School and Swakeleys School for Girls in close proximity while Uxbridge Town Centre with its numerous shops, restaurants, bars and Piccadilly/Metropolitan line train station is located approximately a mile away.



Important Notice

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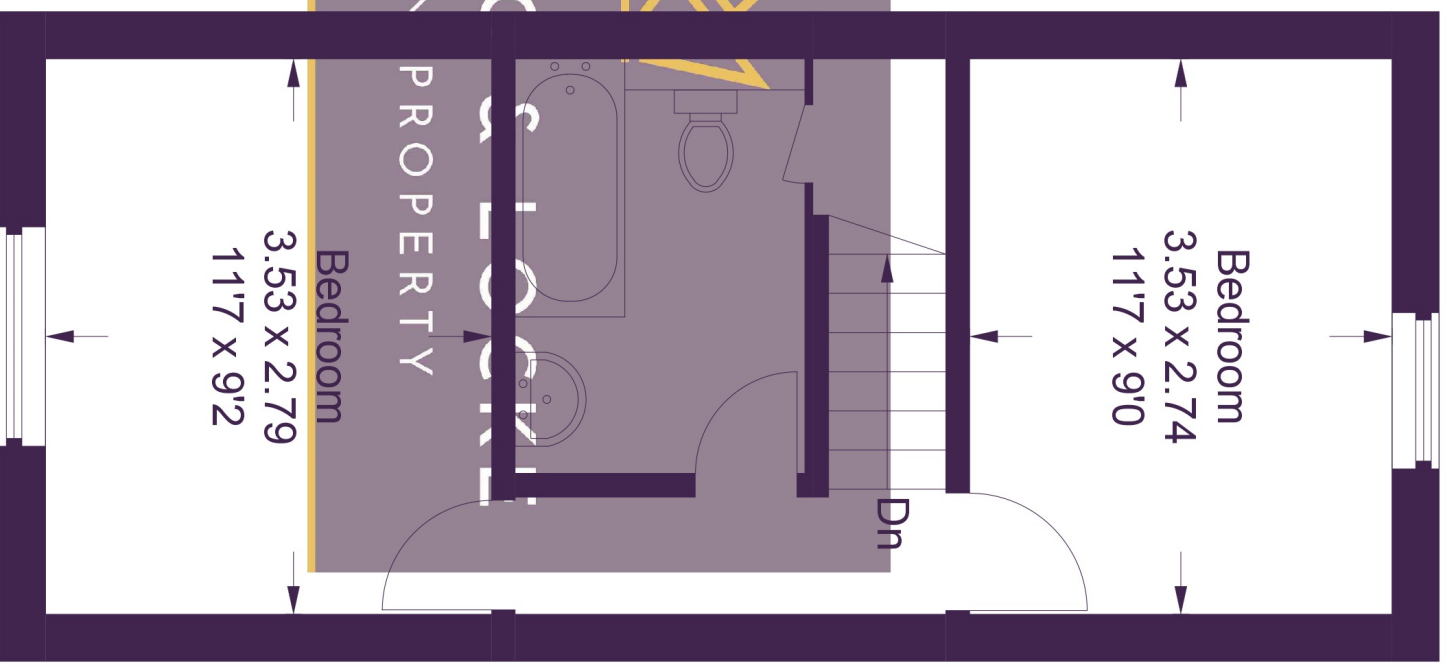
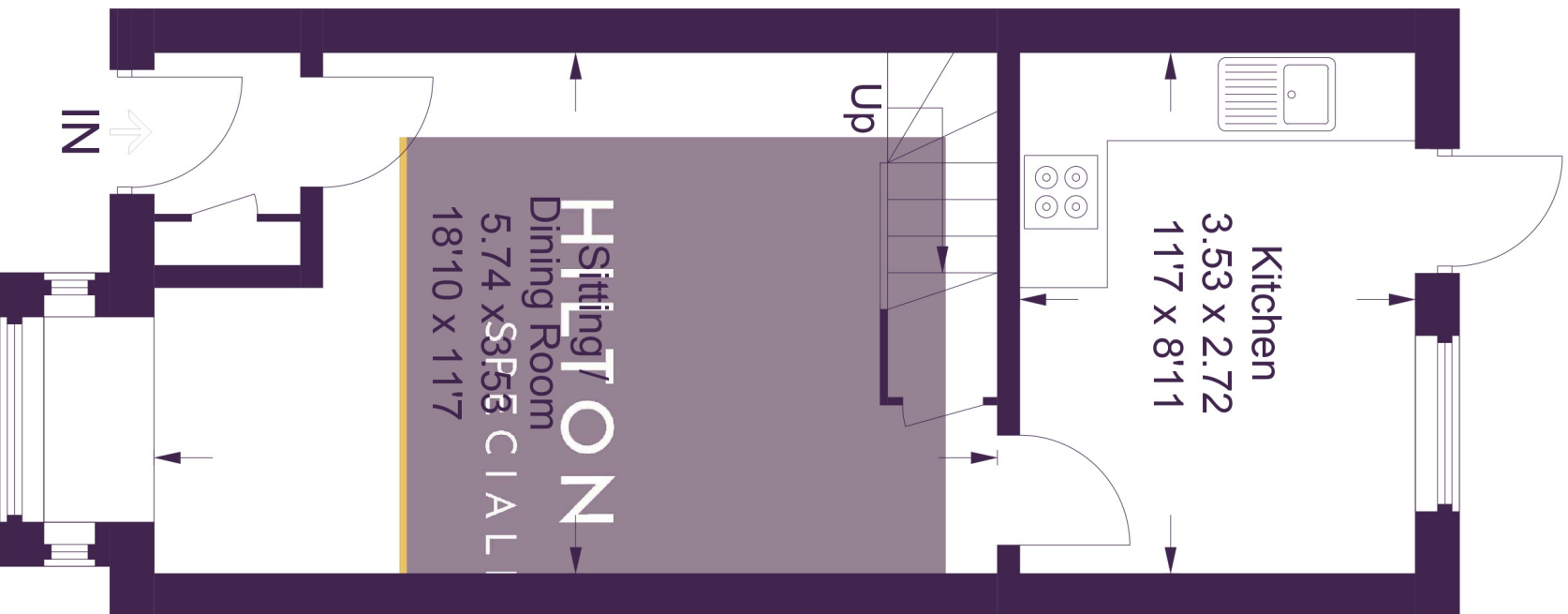
1 Hambleton Close

Approximate Gross Internal Area

Ground Floor = 30.8 sq m / 331 sq ft

First Floor = 30.5 sq m / 328 sq ft

Total = 61.3 sq m / 659 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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