



Ashdown Road UB10 0EW

2 BEDROOM / EXCELLENT LOCATION: Realistically priced to sell this larger than average 2 bedroom end of terrace house is available for sale.

Perfect for those looking to create a real family home is this spacious property which is situated in a sought after location near popular schools and local shops and offers easy access to Hillingdon Tube station (Metropolitan and Piccadilly lines) and the A40(M) into Central London.

Well cared for by the previous owners this property features a well fitted kitchen, lounge/diner, 2 good size bedrooms and bathroom with separate W.C.

Other benefits include gas central heating, double glazed windows, private bricked garden, rear access, block paving to the front.

Accommodation

2 Double Bedrooms

End Of Terrace House

Well Presented

Double Glazing & Gas
Central Heating

Modern Kitchen

Private Rear Garden

EPC Rating C / Freehold

Ground Floor

Entrance Porch - Vinyl flooring and storage cupboards.

Entrance Hall - Vinyl flooring and radiator.

Kitchen - 7' 11" x 10' 7" (2.43m x 3.23m) Vinyl flooring. Fitted wall and base units with worktops to include a single drainer sink unit with mixer tap, cooker point, gas hob, extractor fan hood, electric oven, space for fridge/freezer, plumbing for washing machine and part tiled walls and splashbacks. Double glazed window to aspect

Dining Area - 8' 6" x 13' 3" (2.6m x 4.06m) Wooden laminate flooring, under stair storage and radiator.

Living Room - 11' 9" x 15' 0" (3.6m x 4.58m) Wooden laminate flooring, under stair storage, radiator x2 and double glazed windows and door leading to private garden.



First Floor

First Floor Landing - Two large storage cupboards.

Bedroom 1 - 11' 9" x 13' 6" (3.6m x 4.12m) Laminate flooring, radiator and double glazed window.

Bedroom 2 - 11' 9" x 10' 9" (3.6m x 3.3m) Laminate flooring, radiator and double glazed window.

Bathroom - Vinyl flooring and radiator. Bathroom suite to include a panel enclosed bath with waterfall mixer tap, pedestal hand basin, tiled walls and splashbacks.

Separate W.C - Vinyl flooring and low level W.C.



Exterior

Outside Rear - Patio area, laid to lawn, brick wall surround with gated access.

Outside Front - Blocked paved.

Tenure - Freehold.

About Hillingdon - Hillingdon is a suburban area within the London Borough of Hillingdon and was an ancient parish in the county of Middlesex that originally included the market



town of Uxbridge. During the 1920s Hillingdon experienced a rapid increase in population and was absorbed by Uxbridge Urban District in 1929 and is now part of Greater London. The A40 (Western Avenue) gives access to Central London and was rerouted in the early 1990s allowing traffic to flow without interruption at the junction of Hillingdon Circus. Hillingdon tube station was demolished in order for the new road to be constructed, and a new station was opened in 1994. Hillingdon tube station is served by the Metropolitan and Piccadilly lines.

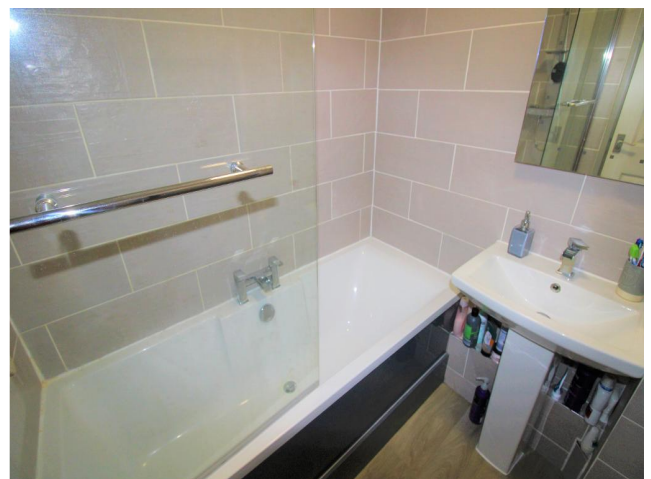


Hillingdon is home to the Hillingdon Hospital NHS Foundation Trust and is bordered to the far south by London Heathrow Airport and Stockley Business Park with its Championship Golf course, set in 240 acres of rolling countryside.

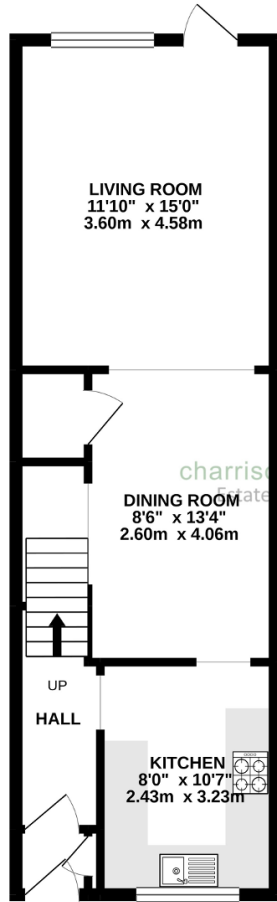


Primary schools in Hillingdon include Oak Farm Juniors, St Bernadette's Roman Catholic Primary School, Hillingdon Primary and Ryefield Primary. Secondary schools include Abbotsfield School for Boys, Bishopshalt School, Vyners School and Swakeleys School for Girls.

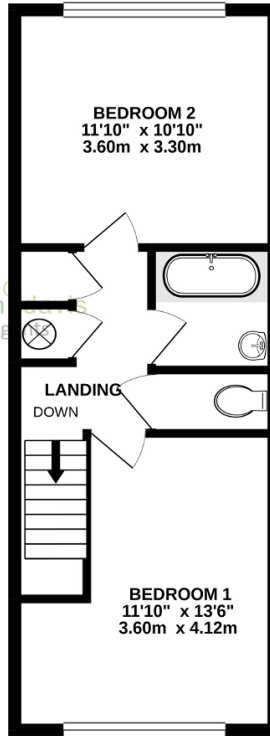
Garage Not Included -



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		