

**ALLDAY
& MILLER**



Hornchurch Road, Uxbridge, UB10 0YH
£475,000

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£475,000

- Two Bedrooms
- Stunning Condition Throughout
- Lift
- Dual Balcony - Front & Rear
- 791 Sq Ft
- Views over Dowding Park
- Allocated Underground Parking
- Two Bathrooms
- Walking Distance to Uxbridge Town Centre
- Bonus Extra Space Currently Being Used As An Office

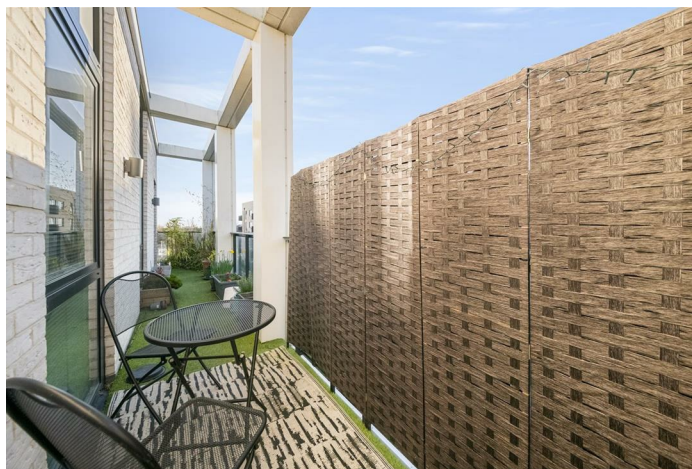
Description

This delightful home is an excellent opportunity for first-time buyers seeking a comfortable and modern living space. Spanning an impressive 791 Sq Ft and presented in good condition throughout.

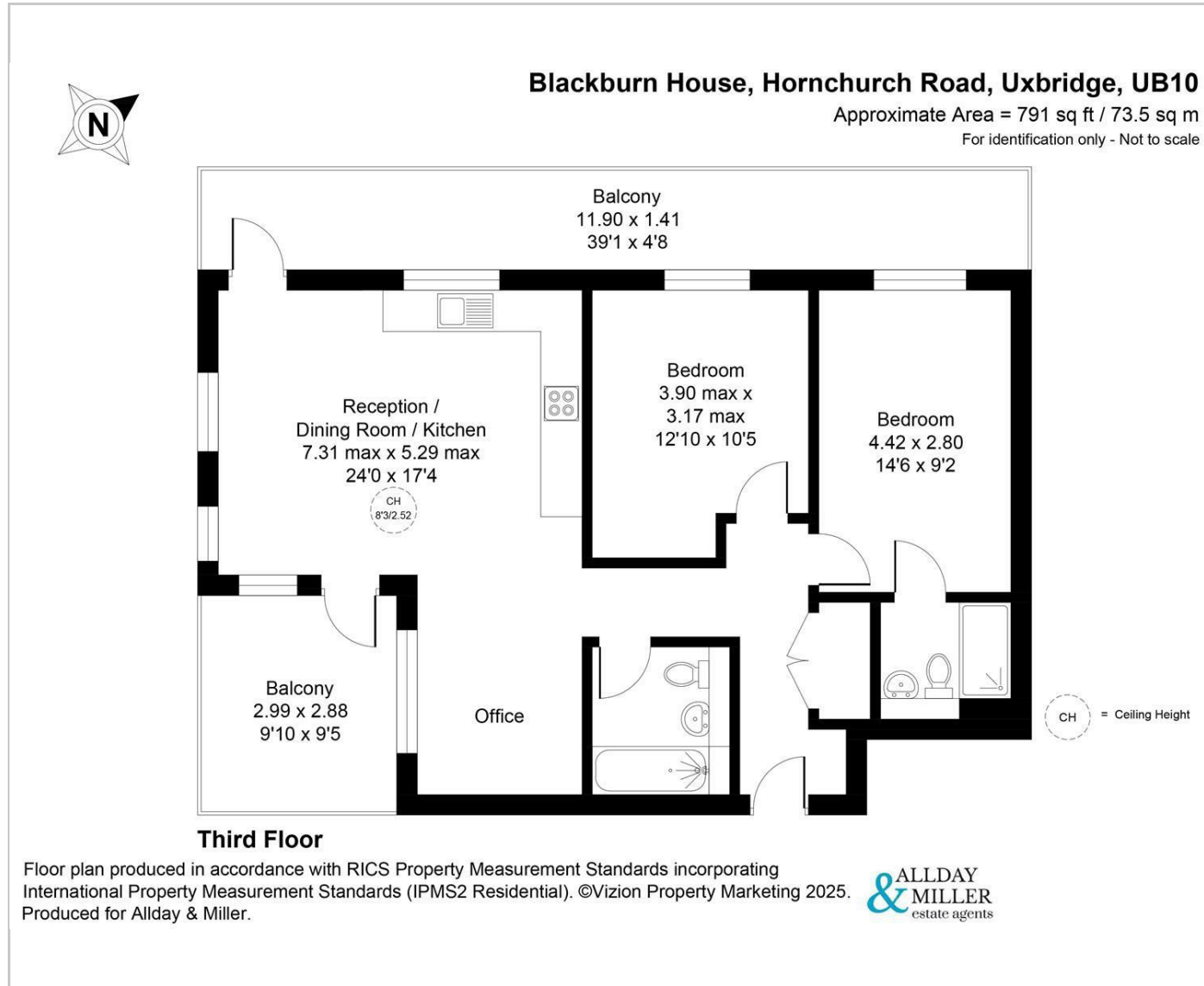
Upon entering, you are welcomed into a bright reception room that seamlessly connects to a fitted kitchen, creating an inviting atmosphere for both relaxation or entertaining, also gives access to a private balcony. The property boasts two generously sized double bedrooms, with the master bedroom featuring an ensuite bathroom for added convenience and privacy. An additional modern bathroom serves the second bedroom and guests, ensuring that all needs are met.

Situation

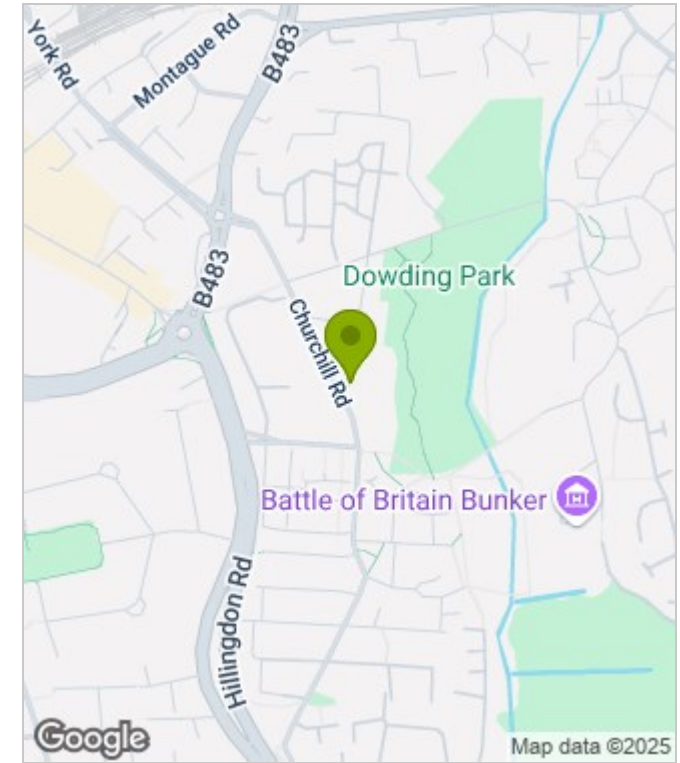
Blackburn House, situated on Hornchurch Road is within close proximity of Uxbridge Station in the High Street, which is on both the Metropolitan and Piccadilly Lines. Central London is approximately 45 minutes away. Uxbridge town centre has two shopping centres, a bustling High Street and a choice of cafes, bars, coffee shops, gyms and restaurants. Just outside the development in Hillingdon Road is a bus stop, providing excellent links to the local area. The John Locke Academy, is an integral part of St. Andrew's Park, as is the 37 acre new public park.



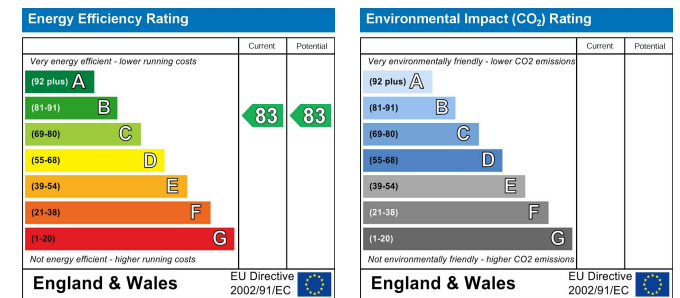
Floor Plans



Area Map



Energy Performance Graph



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.

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