



Hercies Road, Uxbridge, UB10 9NA  
£290,000







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- One Double Bedroom
- Chain Free
- Walking Distance to Underground Station
- 481 sq ft / 44.7 sq m
- 118 Years Lease
- First Floor Apartment
- Excellent Condition
- Allocated Parking Space
- Walking Distance to Local Amenities
- Secure Entry Phone System

## Description

This delightful property presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. Boasting a well-designed layout that maximises space and light.

Upon entering, you are welcomed into a spacious and airy reception/dining room, perfect for both relaxation and entertaining. This inviting area flows seamlessly into a fitted kitchen, a generously sized double bedroom, providing a peaceful retreat and a modern bathroom is tastefully designed, ensuring both comfort and convenience.

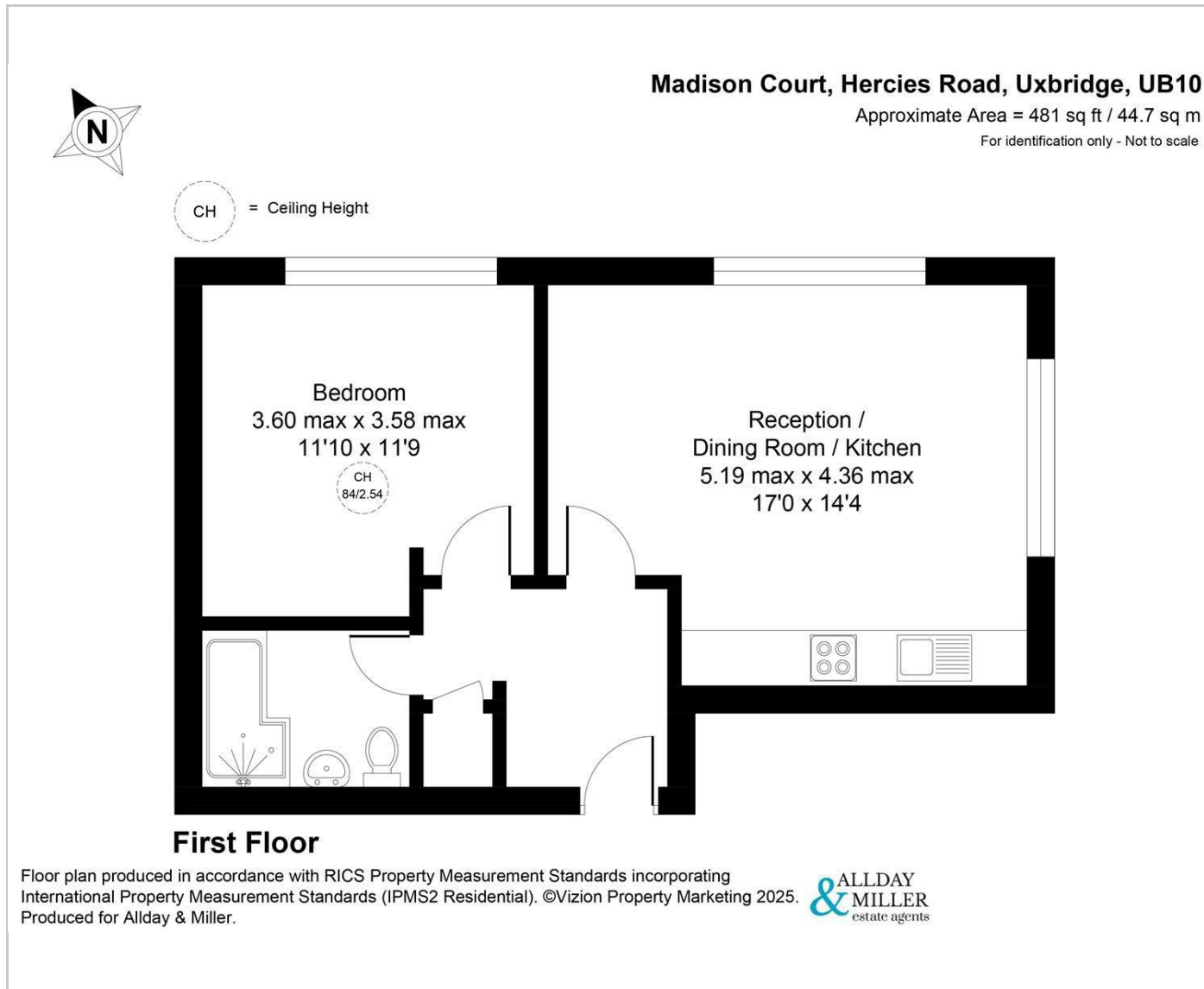
## Situation

Hercies Road a popular, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity including St Bernadettes and Oak Farm and a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park and a fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is a short distance away along with the A40 giving access to London and the Home Counties. Hillingdon tube station with its direct links to Baker Street and the City is a short walk away along with a number of local shops.

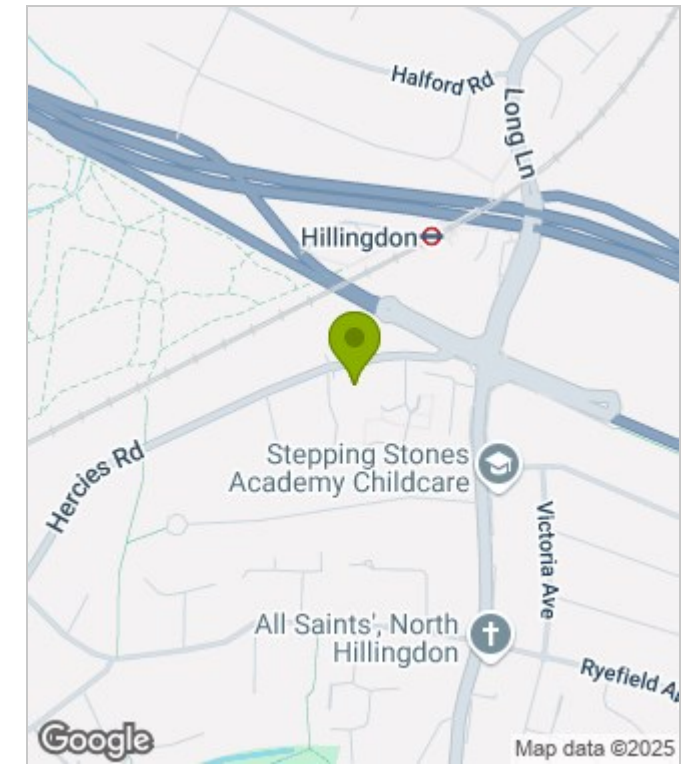




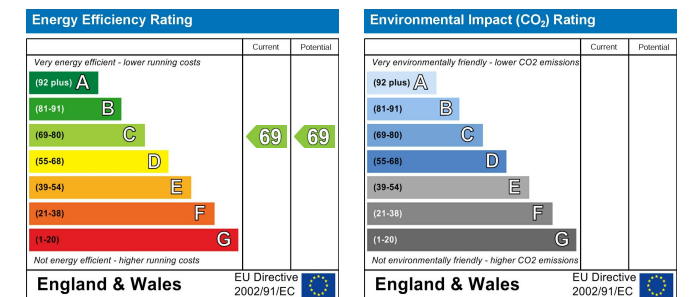
## Floor Plans



## Area Map



## Energy Performance Graph



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