

# Hillingdon Road

Uxbridge • Middlesex • UB10 0AA

Guide Price: £295,000



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est 1986



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Being a stones throw from Uxbridge Town Centre and welcoming to the market is this generously spacious and well-presented two-bedroom, one-bathroom split-level maisonette. This family home boasts a generous living space, including an open-plan living room, separate kitchen space, two double bedrooms, and one bathroom. The property is conveniently located for those who are in need of local amenities, shops, and local transport links. With one allocated parking space to the front of the property, it presents a perfect opportunity for those looking to get their foot on the ladder or investors seeking generous returns.

Two double bedrooms

Garage in separate block

713 sqft living space

Allocated parking

Close to Uxbridge Town Centre

Local transport routes

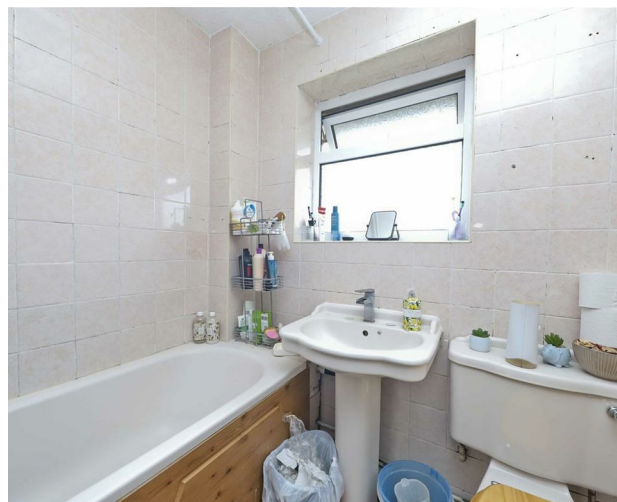
Split level maisonette

Two floors

Perfect First Time Purchase

Investment Opportunity

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Location

Hillingdon Road is a well-known and popular location, just a short distance from Uxbridge Town Centre. The property benefits from being a short distance from Brunel University and a ten-minute walk from the town center, which holds plenty of shopping facilities, restaurants, bars, bus links, and a tube station. The property also embraces easy access to Hillingdon Hospital and Stockley Business Park. The A40, M40, and M4 are a short drive away, offering links to London, Heathrow, and the Home Counties.

### Property

This well-presented and generously spacious two-bedroom, one-bathroom split-level maisonette sits just a stone's throw from Uxbridge Town Centre. Spread across 713 sqft, the family home boasts a generous living space, including an open-plan living room, separate kitchen space, two double bedrooms, and one bathroom. This home offers a perfect opportunity for those looking to get onto the property ladder. Alternatively, a great opportunity for those seeking high returns for potential student living is just a 10-minute walk from Brunel University.

### Outside

The property benefits from having allocated parking to the front of the property and a private rear garden for those seeking outdoor space.



### Schools:

St Andrew's CofE Primary School 0.4 miles  
Whitehall Junior School 0.5 miles  
Bishopshalt School 0.6 miles



### Train:

Uxbridge 1.2 miles  
Hillingdon 1.2 miles  
Ickenham 1.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

C

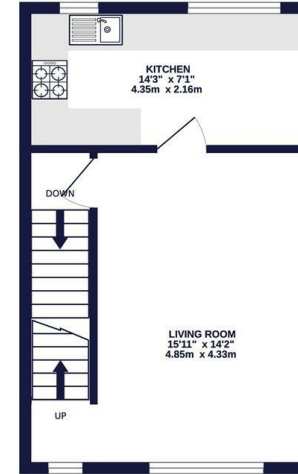
(Distances are straight line measurements from centre of postcode)



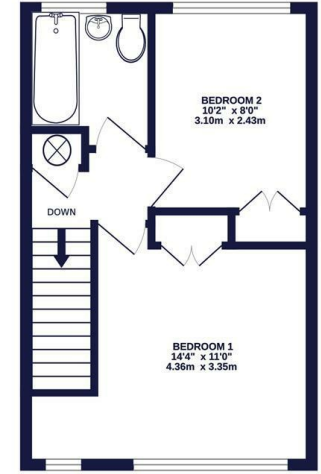
GROUND FLOOR  
59 sq.ft. (5.5 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 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		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	74	77
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales  
EPC Directive 2002/91/EC

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.