



- Four bedroom detached family home
- Two bathrooms
- Two reception rooms
- Conservatory extension

17 Holm Grove, Hillingdon, Middlesex, UB10 9LZ

Guide Price £825,000

Andrews Residential are delighted to present to the market this four-bedroom, two bathroom detached family home. This superb family home is presented in good order and offers spacious, well laid accommodation over two floors. Located in a quiet cul de sac in one of North Hillingdon's most sought-after locations off Sweetcroft Lane and just a short distance away from Hillingdon Underground Station. As the vendors sole appointed agents internal viewings are strongly recommended to avoid disappointment.



Property Description

PROPERTY

The ground floor comprises a welcoming entrance hall, spacious open plan reception room overlooking and providing access to the double glazed conservatory that leads onto the rear garden, front facing reception room that is currently being used as the dining room, a sleek fitted kitchen/breakfast room that leads into the utility area, completing the ground floor is a W.C. The first floor has four well proportioned bedrooms the master benefitting from an ensuite shower room.

OUTSIDE

To the front there is a driveway that provides access to the garage that measures 32'x8'7" with additional parking for multiple vehicles. The rear garden is well maintained and mainly laid to lawn with a patio area perfecting for outside dining and entertaining.

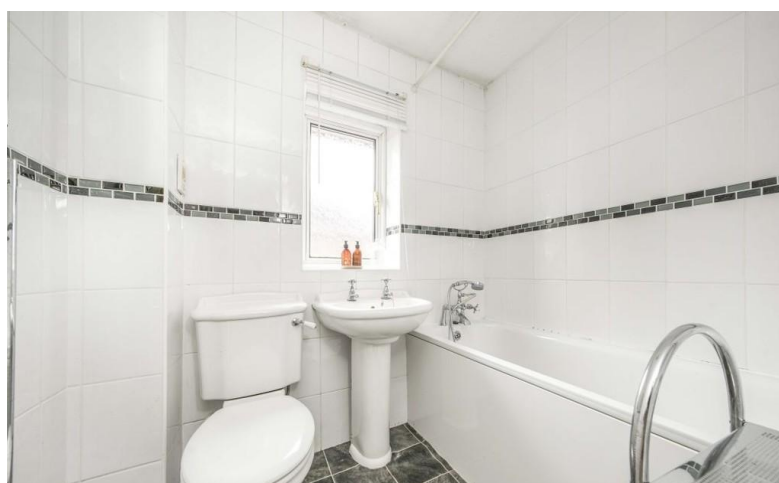
LOCATION

Holm Grove is a quiet cul de sac situated in one of North Hillingdon's most prestigious roads within close proximity of highly regarded schools, and within easy reach of Hillingdon station that provides Metropolitan and Piccadilly line services to London. Uxbridge town centre is also close by with its vast array of leisure, transport and shopping facilities. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Highly acclaimed local schools to include St Helen's, St Bernadette's, ACS International and Bishopshalt are close by.

TENURE

Freehold Sale
London Borough of Hillingdon
Council tax G
EPC rating C





Holm Grove UB10

Approximate Gross Internal Floor Area = 165.8 sq m / 1786 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements