



- Two double bedroom semi detached
- Two reception rooms
- Modern fitted kitchen
- Allocated parking

## 20 Finians Close, Hillingdon, Middlesex, UB10 9NW

Guide Price £450,000

Offered to the market with the benefit of NO ONWARD CHAIN is this well presented and spacious two double bedroom semi-detached property. Ideally located in quiet cul de sac a short distance away from Hillingdon and Uxbridge train station. Internal viewings are strongly recommended to avoid disappointment.



## Property Description

### PROPERTY

The accommodation welcomes you into an entrance hallway leading to the spacious lounge with an archway, which then leads to the dining area. The dining room has French doors leading to the private rear garden with patio area. There is a contemporary, fully fitted kitchen and a downstairs W/C. Upstairs to the first floor you will find a sleek family bathroom suite and two double bedrooms. There is an allocated parking space that comes with the property which is located by the garages at the top of the close.

### LOCATION

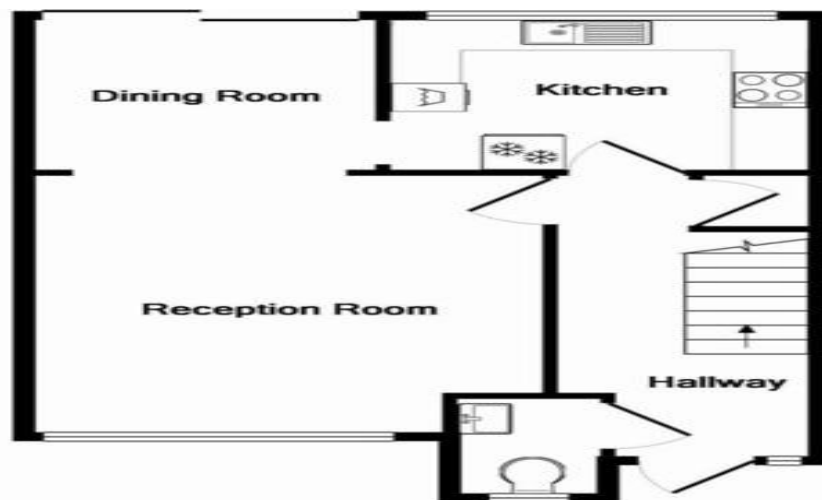
Finians Close is a quiet cul de sac centrally positioned between both Hillingdon and Uxbridge tube stations on the Metropolitan & Piccadilly lines along with effortless access onto the A40, providing a direct route into Central London. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf Club, Court Park, The Common, Uxbridge Cricket Club and the Hillingdon sports and leisure complex. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is just a short drive away.

### TENURE

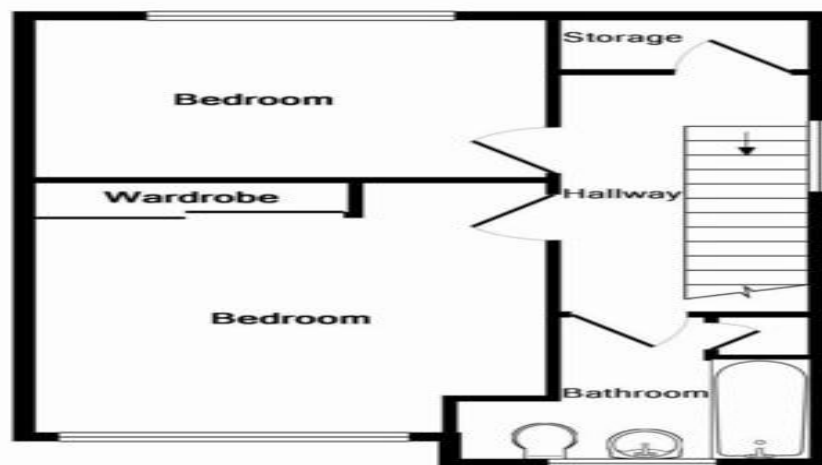
Freehold Sale  
London Borough of Hillingdon  
Council tax band: D  
EPC rating: D







GROUND FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 819 SQ.FT. (76.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Hillingdon office  
11 Crescent Parade  
Hillingdon  
UB10 0LG

Uxbridge office  
41 Belmont Road  
Uxbridge  
UB8 1QT

Hillingdon office 01895 231311  
Uxbridge office 01895 707777  
info@andrewsresidential.co.uk  
www.andrewsresidential.co.uk

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. Andrews Residential is a trading name of Halcledix Limited, a limited company incorporated in England and Wales under registration number 10898495