

Portman Gardens

North Hillingdon • Middlesex • UB10 9NT

Guide Price: £1,150,000



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est 1986

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A fabulous opportunity to purchase a generously proportioned five bedroom detached house, nestled away on one of North Hillingdon finest roads within close proximity to well regarded schools and Uxbridge Town centre. Accommodation briefly comprises entrance hall, 22ft living room, conservatory, 14ft dining room, study, family room, 12ft kitchen/breakfast room, W/C and utility room. To the first floor is a 13ft master bedroom with fitted wardrobes and en suite, four more additional bedrooms and family bathroom.

Detached house

Five bedrooms

22ft living room

14ft dining room

Conservatory

13ft master bedroom with ensuite

Utility

Downstairs WC

Double garage

Off street parking

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.





Directions

From leaving our Hillingdon Village office proceed left and take your first left onto Vine Lane, continue down and after the width restrictions take your sixth right onto Blossom Way, then Portman Gardens is the third turning on your right.

Situation

Portman Gardens is arguably one of the most sought after cul-de-sacs in North Hillingdon. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.

Description

Nestled away on one of North Hillingdon finest roads, this imposing detached residence comes to the market offering generously proportioned rooms and pristine, modern finishes with versatile living space throughout. Accommodation to the ground floor boasts an entrance hall, 22ft living room leading onto the 15ft conservatory, 14ft dining room, 9ft study, 13ft family room, 12ft kitchen/breakfast room, W/C and utility room. To the first floor is a 13ft master bedroom with fitted wardrobes and en suite, 13ft second bedroom, 12ft third bedroom, 8ft fourth bedroom, 9ft fifth bedroom and family bathroom.

Outside

The front of the property offers off street parking which leads onto the double garage. To the rear is a large, mature garden that is mainly laid to lawn with a patio area.



Schools:

ACS Hillingdon International School 0.3 miles
St Helen's College 0.3 miles
Vyners School 0.8 miles



Train:

Hillingdon station 0.6 miles
Uxbridge station 0.9 miles
Ickenham station 1.3 miles



Car:

M4, A40, M25, M40



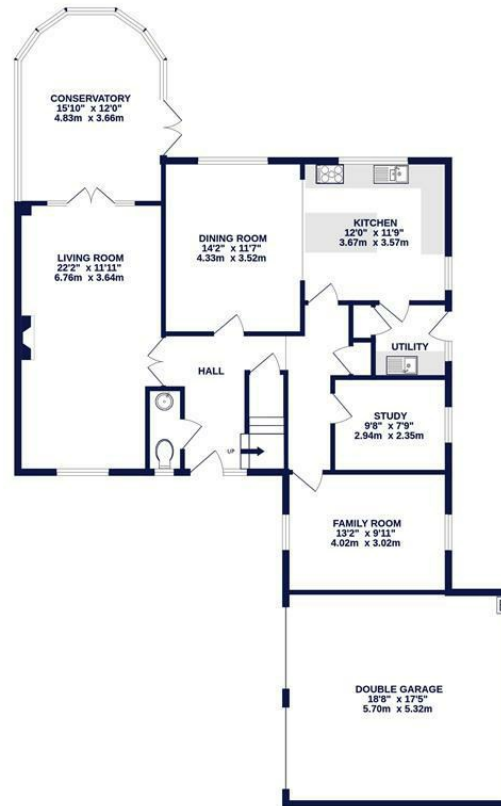
Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1502 sq.ft. (139.6 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 2283 sq.ft. (212.1 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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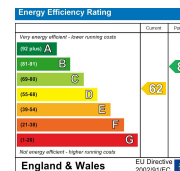
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