

# Abingdon Close

North Hillingdon • Middlesex • UB10 0BU

Guide Price: £1,150,000



coopers  
est 1986



# Abingdon Close

North Hillingdon • Middlesex • UB10 0BU

A five bedroom detached house situated on Abingdon Close, a sought after, tree lined, residential cul-de-sac in North Hillingdon situated opposite the beautiful Court Park with its tennis courts, playing fields and bowls club. There are well regarded schools in close proximity along with Uxbridge town centre and its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station. Accommodation to the ground floor boasts a porch and entrance hall, 34ft living/dining room, 22ft family room, 18ft study, 13ft kitchen, 19ft kitchen/breakfast room and downstairs W/C. To the first floor there is a 23ft main bedroom with en-suite shower room, 16ft second bedroom with en-suite bathroom, 13ft third bedroom, 11ft fourth bedroom, 9ft fifth bedroom and family bathroom. Outside there is off street parking and private rear garden.

Five bedroom house

Detached

North Hillingdon

Cul-de-sac location

34ft living/dining room

19ft kitchen/breakfast room

23ft bedroom with en-suite shower room

16ft bedroom with en-suite bathroom

Private rear garden

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.







### **Property**

Nestled away on one of North Hillingdon finest roads, a five bedroom detached home comes to the market offering generously proportioned rooms and versatile living space throughout. Accommodation to the ground floor boasts a porch and entrance hall, 34ft living/dining room, 22ft family room, 18ft study, 13ft kitchen, 19ft kitchen/breakfast room and downstairs W/C. To the first floor there is a 23ft main bedroom with en-suite shower room, 16ft second bedroom with en-suite bathroom, 13ft third bedroom, 11ft fourth bedroom, 9ft fifth bedroom and family bathroom.

### **Outside**

The front of the property has been landscaped creating a large lawned area and driveway allowing off street parking for multiple vehicles, the private rear garden is mainly laid to lawn with a surrounding patio area throughout.

### **Location**

Abingdon Close is a sought after, tree lined, residential cul-de-sac in North Hillingdon situated opposite the beautiful Court Park with its tennis courts, playing fields and bowls club. There are well regarded schools in close proximity including St Helens private school, St Bernadette Catholic School , Oak Farm and Bishopshalt senior school. Uxbridge town centre with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station is located just under a mile away while the A40/M40 and M4 with their links to London and the Home Counties is a short drive away.





### Schools:

St Bernadette Catholic Primary School 0.3 miles  
St Helen's College 0.4 miles  
Swakeleys School for Girls 0.5 miles



### Train:

Hillingdon station 0.9 miles  
Uxbridge station 1.0 miles  
Ickenham station 1.5 miles



### Car:

M4, A40, M25, M40



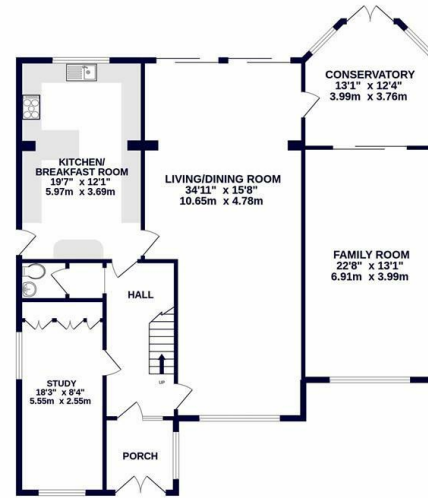
### Council Tax Band:

G

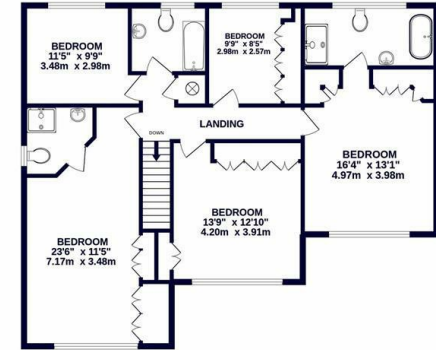
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1521 sq.ft. (141.3 sq.m.) approx.



1ST FLOOR  
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 2641 sq.ft. (245.3 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.  
Made with Metropix ©2022



01895 230 103  
109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ  
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
A	G
B	F
C	E
D	D
E	C
F	B
G	A

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.