

# Hewens Road

Hillingdon • Middlesex • UB10 0SR  
Guide Price: £515,000



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A three bedroom semi detached house situated on Hewens Road, centrally located to a number of amenities including local schools, Heathrow Airport, Brunel University and Uxbridge town centre with its vast array of shopping facilities, restaurants and bars. The property comprises hallway with doors leading to the 11ft living room, 17ft kitchen/diner and 10ft conservatory. To the first floor is the 11ft main bedroom, 10ft second bedroom, 7ft third bedroom and family bathroom with separate W.C. Outside there are pretty front and rear gardens with a wide variety of shrubs, plants and flowers along with off street parking.

Three bedroom house

Semi detached

No onward chain

Convenient location

Potential to extend (S.T.P)

11ft living room

17ft kitchen/diner

11ft main bedroom

Off street parking

South west facing garden

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**

A well presented three bedroom semi detached house on a popular and convenient residential road close to a variety of amenities. The property comprises hallway with doors leading to the 11ft living room, 17ft kitchen/diner and 10ft conservatory. To the first floor is the 11ft main bedroom, 10ft second bedroom, 7ft third bedroom and family bathroom with separate W.C.

### **Outside**

The front of the property benefits from a pretty front garden with a wide variety of plants, flowers and shrubs along with off street parking. To the rear is a well maintained south west facing garden which is mainly laid to lawn with a shingled area to the side proving an area for sitting and outside dining.

### **Location**

Situated just off the Uxbridge Road, Hewens Road is centrally located to a number of amenities including local schools, Stockley Business Park, Hillingdon Hospital, Heathrow Airport, Brunel University and Uxbridge town centre with its vast array of shopping facilities, restaurants and bars. For the commuter just a walk to the end of the road will provide you with a number of bus/road links along the Uxbridge Road with Hillingdon and Uxbridge underground tube stations less than a 10 minute bus/car journey.

### **N:B**

The photos were taken before the tenants moved in.





### Schools:

Hewens Primary and Secondary 0.1 miles  
Hillingdon Primary School 0.4 miles  
Swakeleys School for Girls 0.6 miles



### Train:

Hillingdon Station 1.7 miles  
West Drayton Station 1.9 miles  
Uxbridge Station 1.9 miles



### Car:

M4, A40, M25, M40



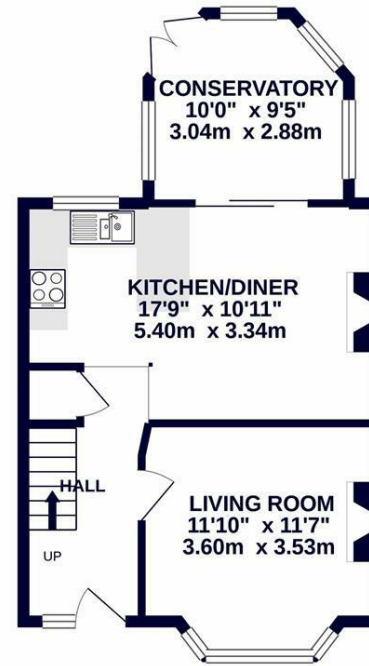
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 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		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
England & Wales		83	61

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.