Honey Hill

Hillingdon • Middlesex • UB10 9NP
Guide Price: £1,000,000

coopers

est 1986

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A beautiful detached family home situated in one of North Hillingdon's most desired pockets on a highly sought-after road that offers both the potential to extend and modernise creating a wonderful family home. This attractive home offers style and a number of period features such as high ceilings, bay windows and spacious rooms throughout. The ground floor comprises an entrance hall, 15ft living area, 15ft second family room leading into an open 11ft dining room, 17ft kitchen, downstairs bathroom, 25ft conservatory and 18ft garage. To the first floor there is 15ft main bedroom with fitted wardrobes, 15ft second bedroom, 14ft third bedroom, 12ft fourth bedroom and family bathroom. Outside the property offers an extensive front and rear garden with own drive to garage, creating off street parking. The large private rear garden is mainly laid to lawn with surrounding plants, shrubs and a good size patio, perfect for outdoor dining and entertaining in the warmer months.

Four bedroom house

Detached

Four double bedrooms

Two reception rooms

Generous rear garden

Conservatory

Potential to extend and modernise

Off street parking

Garage

No onward chain

Property

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Location

Honey Hill is a sought after residential road in North Hillingdon with well regarded schools, a number of recreational facilities such as Hillingdon Golf and Uxbridge Cricket Club, Court Park and Uxbridge leisure centre all in close proximity. 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 easy access to the M40/A40/M25/M4 and Heathrow Airport.

Outside

The property offers an extensive front and rear garden with own drive to garage, creating off street parking. The large private rear garden is mainly laid to lawn with surrounding plants, shrubs and a good size patio, perfect for outdoor dining and entertaining in the warmer months.

GROUND FLOOR
1457 sq.ft. (135.4 sq.m.) approx.
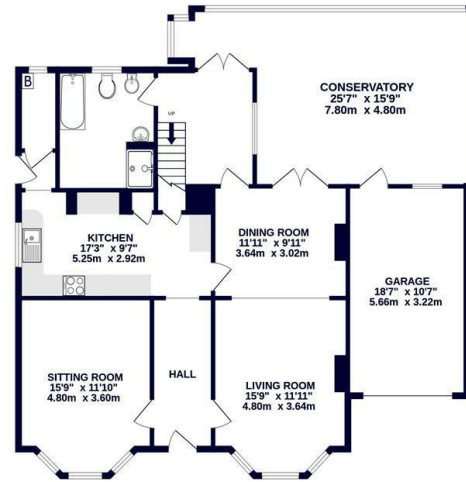
1ST FLOOR
836 sq.ft. (77.6 sq.m.) approx.

CONSERVATORY
25'7" x 15'9"
7.80m x 4.80m

BEDROOM 4
14'0" x 12'4"
4.27m x 3.76m

BEDROOM 3
12'0" x 10'0"
3.66m x 3.04m

LANDING

KITCHEN
17'3" x 9'7"
5.25m x 2.92m

DINING ROOM
11'11" x 9'11"
3.64m x 3.02m

GARAGE
18'7" x 10'7"
5.66m x 3.22m

SITTING ROOM
15'9" x 11'10"
4.80m x 3.60m

HALL

LIVING ROOM
15'9" x 11'11"
4.80m x 3.64m

BEDROOM 1
15'10" x 11'11"
4.82m x 3.62m

BEDROOM 2
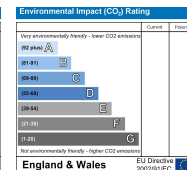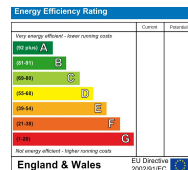15'10" x 12'0"
4.82m x 3.66m

TOTAL FLOOR AREA : 2293 sq.ft. (213.0 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	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	