

Misbourne Road

Hillingdon • Middlesex • UB10 0HN

Guide Price: £535,000



coopers
est 1986

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A well presented and extended three bedroom semi detached house that is offered to the market with no onward chain and offers the potential to extend, subject to the usual planning consents. The property briefly comprises an entrance hall, 12ft lounge, 15ft dining room and 11ft kitchen. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside of the property there is a paved driveway creating off street parking and a generous rear garden to the rear of the house that is mainly laid to lawn.

Three bedroom house

Semi detached

Potential to extend (S.T.P)

Good condition throughout

Off street parking

12ft living room

15ft dining room

17ft garage

No onward chain

Great transport links

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 three bedroom semi detached house that provides generously proportioned accommodation throughout whilst offering the additional potential to extend, subject to the usual planning consents. The house has been well maintained and comprises an entrance hall, 12ft lounge, 15ft dining room and 11ft kitchen. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom.

Location

Misbourne Road is a popular residential road situated just off Long Lane and within walking distance of a number of highly regarded primary schools such as St Bernadette's, Hillingdon Primary and Oak Farm, plus Bishopshalt Senior School. Hillingdon Tube Station is within walking distance while the A40/M40/M25/M4 are just a short drive away along with Stockley Park, Hillingdon Hospital, Brunel University, Heathrow Airport and Uxbridge Town Centre with its multitude of shops, bars and restaurants. For the sports enthusiasts Court Park, with its tennis courts and bowls club, Hillingdon Golf and Cricket Club and Uxbridge Leisure centre with its gym and inside and outside swimming pools are all close by.

Outside

To the front of the property there is a driveway allowing for off street parking. To the rear there is a private garden that is mainly laid to lawn.





Schools:

St Bernadette Catholic Primary School 0.1 miles
Oak Farm Junior School 0.3 miles
Hillingdon Primary School 0.6 miles



Train:

Hillingdon Station 1.3 miles
Uxbridge Station 2.0 miles
West Drayton 2.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
137 sq.ft. (12.7 sq.m.) approx.



GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		85	65

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.