

Hartshill Close

North Hillingdon • Middlesex • UB10 9LH
Guide Price: £725,000



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est 1986

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A four bedroom detached house that has been modernised and updated creating a lovely family home on a popular residential cul-de-sac positioned just off Sweetcroft lane in North Hillingdon. The property comprises of an entrance hall, downstairs W.C, 20ft living room, 11ft dining room and 11ft kitchen. To the first floor is a 12ft master bedroom with built-in wardrobes, 11ft second bedroom, 10ft third bedroom, 8ft fourth bedroom and family bathroom. Outside there is off street parking with access to the 17ft garage and private rear garden.

Four bedroom house

Detached

Cul-De-Sac

North Hillingdon

20ft living room

11ft dining room

12ft master bedroom

17ft garage

Off street parking

Private rear 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.





Directions

From leaving our office on Hillingdon Hill, proceed left and take the first left onto Vine Lane. Continue straight and after the width restrictions take the third turning on your right onto Blossom Way. At the end of Blossom Way turn right onto Sweetcroft Lane, Hartshill Close is the third turning on your left hand side.

Situation

Hartshill Close is a popular residential Cul-De-Sac positioned just off Sweetcroft lane in North Hillingdon just a short walk from Hillingdon train station and local shops. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf and Cricket Club, Court Park. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars 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

A four bedroom detached family home situated on a sought after cul-de-sac close to highly regarded schools and excellent transport links. The property comprises of an entrance hall, downstairs W.C, 20ft living room, 11ft dining room and 11ft kitchen. To the first floor is a 12ft master bedroom with built-in wardrobes, 11ft second bedroom, 10ft third bedroom, 8ft fourth bedroom and family bathroom.

Outside

To the front of the property is a block paved driveway which provides off street parking with access to the 17ft garage. The private rear garden benefits from a small circular patio area, whilst the remainder of the garden is mainly laid to lawn with a variety of bushes and shrubs along the borders.



Schools:

St Helen's College 0.2 miles
Oak Farm Junior School 0.3 miles
St Bernadette Catholic Primary School 0.6 miles



Train:

Hillingdon 0.4 miles
Ickenham 1.1 miles
Uxbridge 1.1 miles



Car:

M4, A40, M25, M40



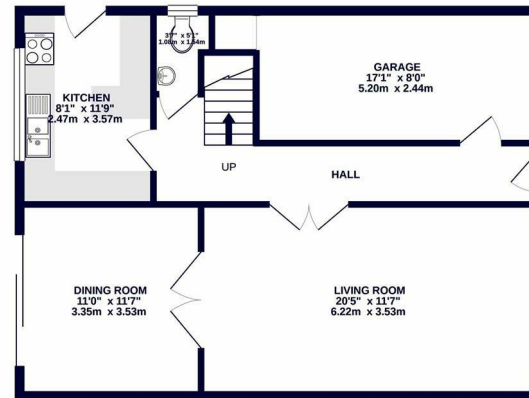
Council Tax Band:

F

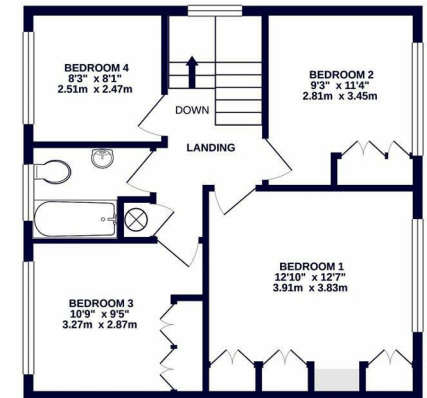
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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	B		
Decent	C		
Below average	D		
Less than average	E		
Energy inefficient - higher running costs	F		
Very energy inefficient	G		
England & Wales		82	60

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.