

# Lonsdale Close

Hillingdon • Middlesex • UB8 3BY  
Offers In Excess Of: £500,000



coopers  
est 1986



# Lonsdale Close

Hillingdon • Middlesex • UB8 3BY

A three bedroom semi-detached house situated on Lonsdale Close, a quiet cul de sac in Hillingdon conveniently located for local shops and schools. Uxbridge Town Centre with its more extensive range of shops, restaurants, bars and Metropolitan/Piccadilly line train station is a short drive away along with Heathrow Airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties. The ground floor of the property comprises entrance hallway with doors leading to the 14ft living room, 13ft dining room, 9ft kitchen, 8ft conservatory, 9ft third bedroom and family bathroom. To the first floor you have the 14ft main bedroom and 12ft second bedroom both with eaves storage. Outside there is off street parking and private rear garden.

Three bedroom house

Semi-detached

No onward chain

Cul-de-sac location

Potential to extend S.T.P

14ft living room

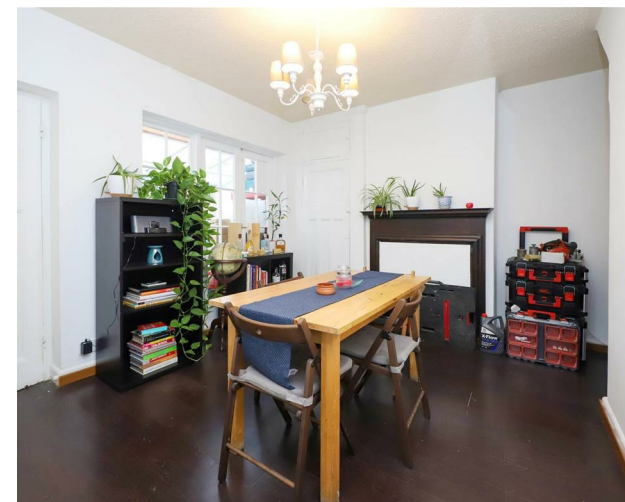
13ft dining room

14ft main bedroom

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.







### Property

A well presented three bedroom semi-detached house that has been updated by current owners and has potential to extend (S.T.P). The ground floor of the property comprises entrance hallway with doors leading to the 14ft living room, 13ft dining room, 9ft kitchen, 8ft conservatory, 9ft third bedroom and family bathroom. To the first floor you have the 14ft main bedroom and 12ft second bedroom both with eaves storage.

### Outside

The front of the property has been paved throughout creating off street parking whilst the private rear garden is mainly laid to lawn.

### Location

Lonsdale Close is a quiet cul de sac in Hillingdon conveniently located for local shops and schools. Uxbridge Town Centre with its more extensive range of shops, restaurants, bars and Metropolitan/Piccadilly line train station is a short drive away along with Heathrow Airport, Stockley Park, Brunel University and the M4 with its links to London and the Home Counties. Specific bus routes go straight to Heathrow from nearby Dawley Parade.







### Schools:

Hewens Primary School 0.5 miles  
Colham Manor Primary School 0.6 miles  
De Salis Studio College 0.5 miles away



### Train:

West Drayton Station 1.5 miles away  
Hayes & Harlington Station 1.6 miles away  
Hillingdon Station 2.2 miles away



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

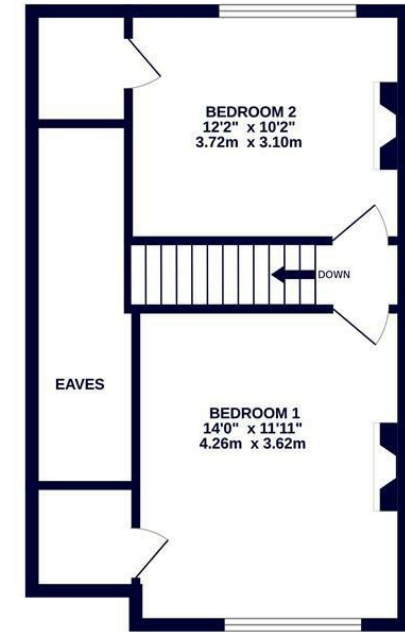
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



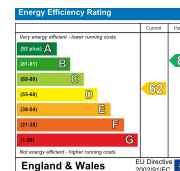
TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.

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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