

Churchill Close

Hillingdon • Middlesex • UB10 0EA

Guide Price: £315,000



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A spacious two bedroom ground floor maisonette situated on Churchill Close, a popular residential road in Hillingdon located close to the Uxbridge Road and Long Lane offering access to a number of local amenities including local shops, transport links and a number of highly regarded local schools. The property comprises an entrance hall, 15ft living room, 13ft kitchen, 12ft main bedroom, 11ft second bedroom and family bathroom. Outside the property has street parking at the front whilst the private rear garden is mainly laid to lawn.

Two bedroom Maisonette

Ground floor

Convenient location

No onward chain

15ft living room

13ft kitchen

12ft bedroom

Family bathroom

Great transport links

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 spacious two bedroom ground floor maisonette situated on a quiet cul de sac in Hillingdon, offering the ideal opportunity for a first time buyer. The property comprises an entrance hall, 15ft living room, 13ft kitchen, 12ft main bedroom, 11ft second bedroom and family bathroom.

Location

Churchill Close is a popular residential road in Hillingdon located close to the Uxbridge Road and Long Lane offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including Hillingdon Primary and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.

Outside

The property has street parking at the front whilst the private rear garden is mainly laid to lawn.





Schools:

Hillingdon Primary School 0.1 miles
St Bernadette Catholic Primary School 0.5 miles
Bishopshalt Senior School 0.4 miles



Train:

Hillingdon station 1.5 miles
Uxbridge station 1.5 miles
West Drayton station 1.8 miles



Car:

M4, A40, M25, M40



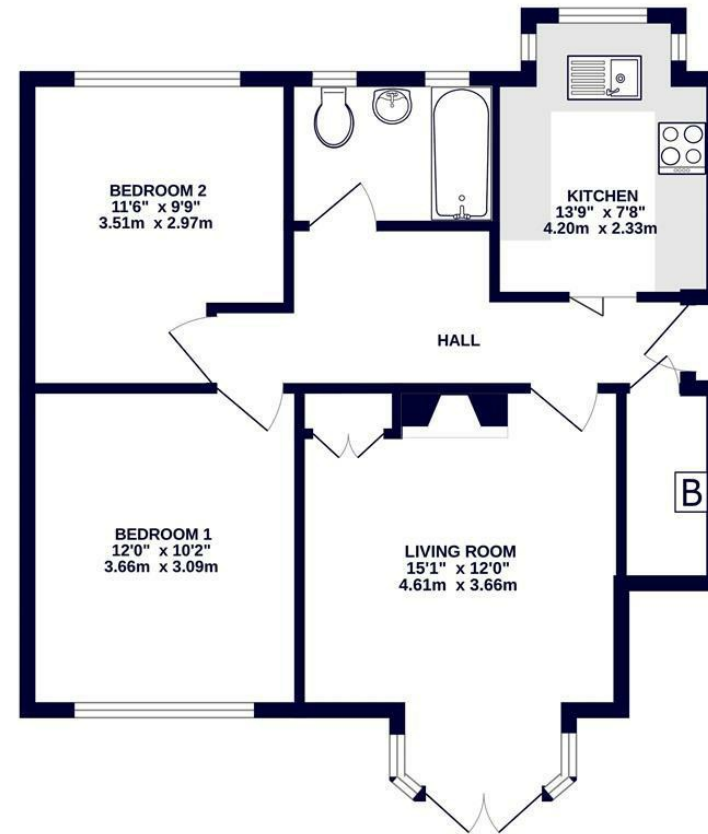
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR 609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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01895 230 103
109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ
hillingdon@coopersresidential.co.uk

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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		
Energy efficiency - lower running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		64	78
England & Wales		EPC Guidance 2020/1/18/20	

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.