

Hercies Road

North Hillingdon • Middlesex • UB10 9NB

Guide Price: £625,000



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est 1986

Hercies Road

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A three bedroom semi-detached house situated on a sought after road in North Hillingdon that benefits from having planning for a double storey rear and single storey side extension. Hercies Road is a sought after, tree lined, residential road in North Hillingdon close to well regarded schools along with Hillingdon Tube Station with its direct links to Baker Street and the City is a short walk away along with a number of local shops. The property is offered without an onward chain with the ground floor comprises hallway with doors leading to the 18ft living room, 11ft dining room, 10ft kitchen and 10ft conservatory. To the first floor there is a 11ft main bedroom, 10ft second bedroom, 7ft third bedroom and family bathroom. Outside there is off street parking, private rear garden and garage.

Three bedroom house

Semi-detached

Planning for double storey rear extension

No onward chain

Sought after location

18ft living room

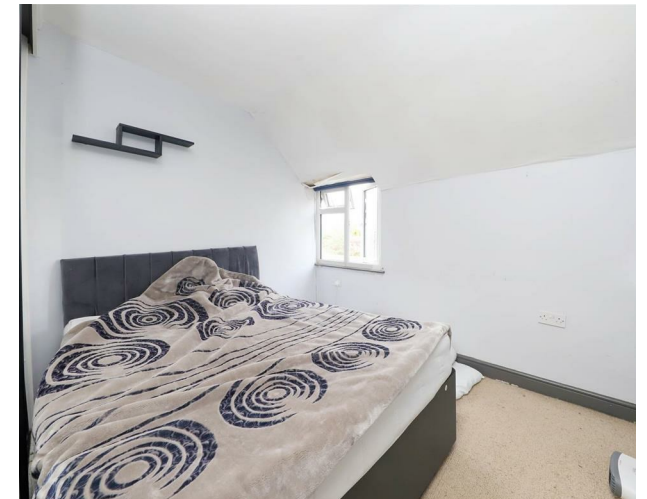
10ft conservatory

11ft main bedroom

Private rear garden

Off street parking

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 situated on a sought after road in North Hillingdon that offers potential buyers the opportunity to both extend and modernise (S.T.P) creating a wonderful family home. The property is offered without an onward chain with the ground floor comprises hallway with doors leading to the 18ft living room, 11ft dining room, 10ft kitchen and 10ft conservatory. To the first floor there is a 11ft main bedroom, 10ft second bedroom, 7ft third bedroom and family bathroom.

Outside

The front of the property has been paved creating off street parking. To the rear is a large, mature garden that is mainly laid to lawn with a patio area across the rear of the house with access to the garage.

Location

Hercies Road is a sought after, tree lined, residential road in North Hillingdon close to well regarded schools including St Bernadettes, Vyners Senior School and Oak Farm. There are a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park with its tennis courts and bowls club and the newly opened fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is a short distance away along with the A40 giving access to London and the Home Counties. Hillingdon Tube Station with its direct links to Baker Street and the City is a short walk away along with a number of local shops.



Schools:

Oak Farm Infant School 0.6 miles
St Bernadette Catholic Primary School 0.9 miles
Vyners School 0.6 miles



Train:

Hillingdon Station 0.1 miles
Ickenham Station 0.8 miles
Uxbridge Station 1.2 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

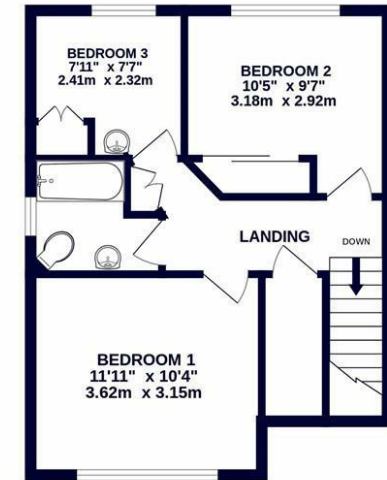
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



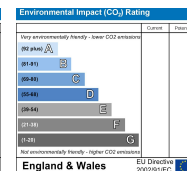
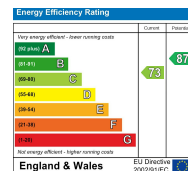
TOTAL FLOOR AREA : 955 sq.ft. (88.8 sq.m.) approx.

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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