

# Crispin Way

Hillingdon • Middlesex • UB8 3WT

Guide Price: £525,000



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est 1986

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A four bedroom townhouse situated on Crispin Way, a modern gated development of apartments and houses located opposite Hillingdon Hospital and a short walk from Hillingdon Hill. The property has great transport/ road links, including the M4/ A40/ M25 and buses that run directly to Heathrow Airport, Uxbridge Town Centre and Hayes and Harlington train station (Elizabeth Line). The accommodation briefly comprises an entrance hall, downstairs shower room, utility area, 8ft fourth bedroom and 12ft third bedroom. To the first floor is a 17ft living room and 14ft kitchen/dining room whilst the second floor is made up of a 12ft master bedroom with ensuite and 12ft second bedroom with ensuite. Outside there is off street parking and a private rear garden.

Four bedroom townhouse

End terrace

Gated development

No onward chain

14ft kitchen

15ft reception room

17ft main bedroom

Three bathrooms

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 laid out four bedroom townhouse located in a popular gated development. The property comes to the market with no upper chain and is likely to achieve a rental figure of £2400 pcm. To the ground floor you have the entrance hall, downstairs shower room, utility area, 8ft fourth bedroom and 12ft third bedroom. To the first floor is a 17ft living room and 14ft kitchen/dining room whilst the second floor is made up of a 12ft master bedroom with ensuite and 12ft second bedroom.

### Outside

The front of the property has a paved entrance path as well as a driveway allowing for off street parking. The private rear garden is mostly laid to lawn allowing for easy maintenance.

### Location

Crispin Way is a modern gated development of apartments and houses located opposite Hillingdon Hospital and a short stroll from Hillingdon Hill offering easy access to bus/road links, local shops and Hillingdon Golf Course. Uxbridge Town centre is approximately a mile away with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station with its direct access to Baker Street and the City. The property is conveniently located for Stockley Park, Hillingdon Hospital, Brunel University and Heathrow Airport as well as a number of motorway links including the A40/M40, M4 and M25 with their links to London and the Home Counties.



### Schools:

Hillingdon Primary School 0.6 miles away  
St Bernadette Catholic Primary School 1.1 miles away  
ACS Hillingdon International School 1.2 miles away



### Train:

West Drayton 1.2 miles away  
Uxbridge 1.5 miles away  
Hillingdon 2.0 miles away



### Car:

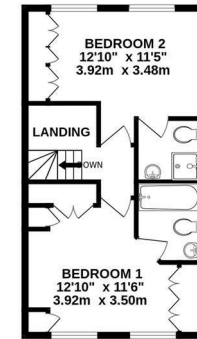
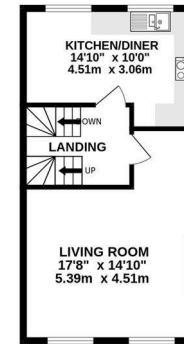
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1196 sq.ft. (111.2 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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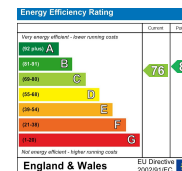
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