

Hillingdon Hill

Hillingdon • Middlesex • UB10 0JG

Offers In Excess Of: £750,000



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A flexible three/four bedroom detached family home situated in Hillingdon Village, that has been extended creating well-proportioned rooms throughout with further potential to extend with planning permission already approved for both a ground and first floor extension. The property is well maintained throughout with the ground floor of the property currently benefiting from a generous hallway, 14ft study/fourth bedroom, 15ft living room, 19ft open plan kitchen/diner, 13ft conservatory, downstairs W.C, and utility room. To the first floor, there is a 15ft master bedroom, 13ft second bedroom, 8ft third bedroom, and family bathroom. Outside there is off street parking and a generous rear garden.

Three bedroom

Detached

Hillingdon Village

15ft Lounge

19ft Kitchen/diner

14ft Study/fourth bedroom

Utility room

Immaculately kept

Off street parking

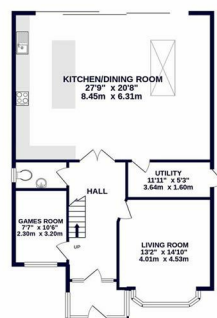
Planning permission for ground and first floor extension

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.





GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
843 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA: 1940 sq.ft. (180.3 sq.m.) approx.

Official agency drawings have been made to ensure the accuracy of the floor plan and room dimensions. Measurements of rooms, corridors, stairs and open areas shown are approximate and should not be used for any other purpose or in any contract. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and agent accept no liability for any errors or omissions. Made with Metaphor 5.000

Directions

From our office on Hillingdon Hill, proceed right towards Uxbridge town centre and the property is located a few hundred yards down on your right hand side.

Situation

Hillingdon Hill is a sought after residential road in Hillingdon Village offering access to a number of local amenities including local shops, village pubs, Hillingdon Hospital, Hillingdon golf and cricket club, and a number of schools including Bishopshalt senior school. Uxbridge town centre with its variety of shops, bars, restaurants and Metropolitan/Piccadilly line train station is located just under a mile away. The A40/M40 and M4 are a short drive away offering access to Heathrow, London and the Home Counties.

Description

A flexible three/four bedroom detached family home situated in Hillingdon Village, that has been extended creating well-proportioned rooms throughout with further potential to extend with planning permission already approved for both a ground and first floor extension. The property is well maintained throughout with the ground floor of the property currently benefiting from a generous hallway, 14ft study/fourth bedroom, 15ft living room, 19ft open plan kitchen/diner, 13ft conservatory, downstairs W.C, and utility room. To the first floor, there is a 15ft master bedroom, 13ft second bedroom, 8ft third bedroom, and family bathroom.

Outside

To the front of the property is a well-maintained paved driveway, providing parking for multiple vehicles. To the rear is a fantastic, landscaped garden which is mainly laid to lawn with a patio area to the rear of the house. Along the borders are a variety of shrubs, plants, and bushes creating a real sense of privacy and seclusion.

Proposed floor plan and planning

The floor plan has been produced to provide a general guide to what the layout and sizes could be based on the approved planning permission. However we recommend checking this information with both your solicitor and Hillingdon Council before proceeding with any offer.



Schools:

Bishopshalt School 0.3 miles
 Uxbridge High School 0.5 miles
 ACS Hillingdon International School 0.6 miles



Train:

Uxbridge train station 1.0 miles
 Hillingdon train station 1.4 miles
 West Drayton train station 1.8 miles



Car:

M4, A40, M25, M40



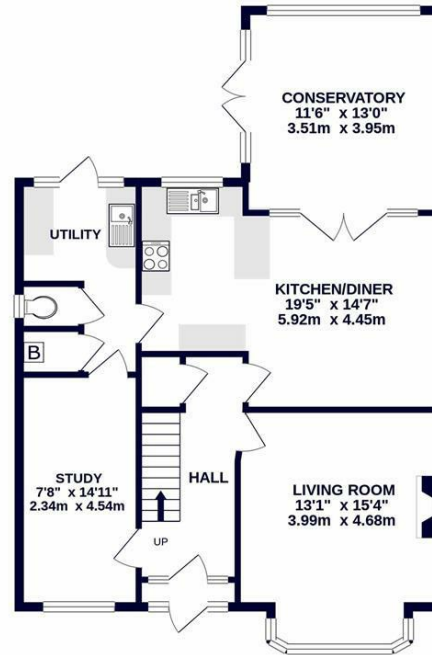
Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
 504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1398 sq.ft. (129.9 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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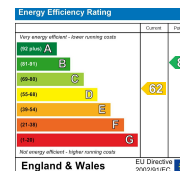
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.