

Corwell Lane

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



coopers
est 1986

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An extended three bedroom terraced house located on a popular residential road in Hillingdon. The property has been well maintained throughout and is offered to the market with no onward chain. Accommodation briefly comprises an entrance hall, 16ft living room, 17ft kitchen, 13ft main bedroom, 12ft second bedroom, 8ft third bedroom and family bathroom. Outside of the property there is off street parking and a private rear garden that is mostly laid to lawn.

Three bedroom house

Terraced

Extended

Good condition throughout

Potential to extend further (S.T.P.)

No onward chain

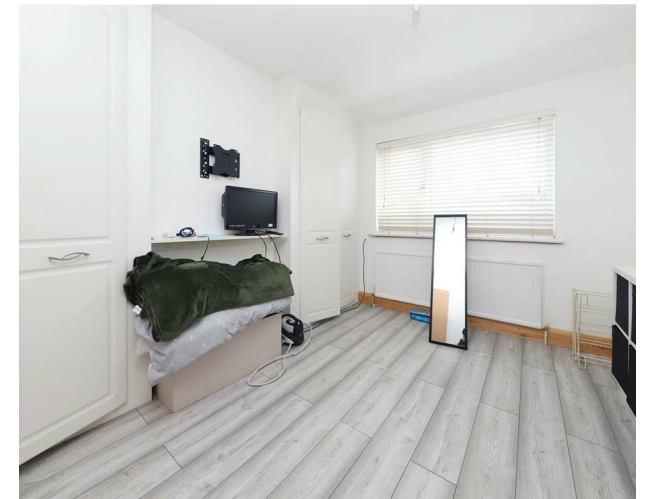
Sought after location

Spacious rooms

Off street parking

Great transport links

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

An extended three-bedroom terraced house situated on a popular residential road in Hillingdon. The ground floor of the property comprises an entrance hall, 16ft living room and 17ft fitted kitchen. To the first floor there is a 13ft main bedroom, 12ft second bedroom and 8ft third bedroom.

Outside

The front of the property has a paved driveway creating off street parking for two cars. To the rear of the property is a private garden that is mainly laid to lawn with a patio across the rear of the house. There is a pathway leading to the rear of the garden where there is a garage and a storage shed. There is gated rear access and a car port for additional parking.

Location

Corwell Lane is a popular residential road situated in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park, Brunel University, Hillingdon Hospital and the M4 with its links to London and the Home Counties are a short drive away.



Schools:

Hillingdon Primary 0.7 miles
Bishopshalt School 1.0 miles
Swakeleys School For Girls 1.1 miles



Train:

West Drayton Station 1.5 miles
Hayes and Harlington 1.6 miles
Hillingdon Station 2.2 miles



Car:

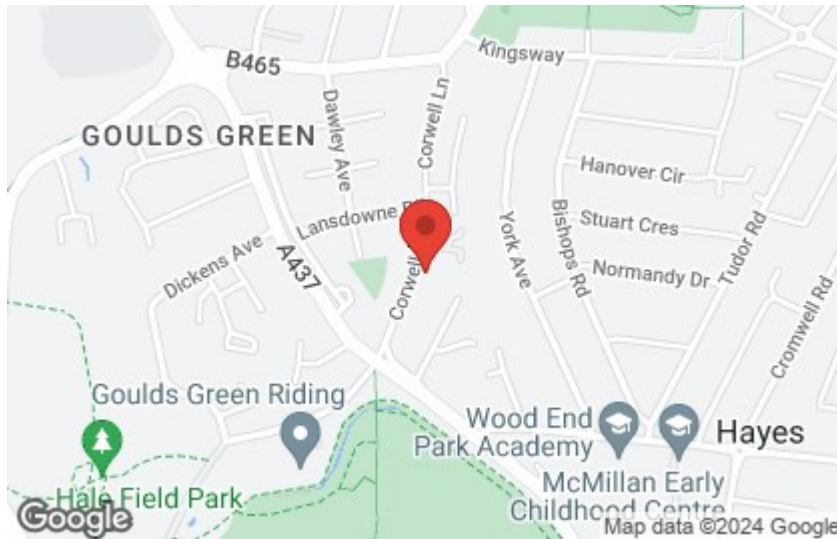
M4, A40, M25, M40



Council Tax Band:

D

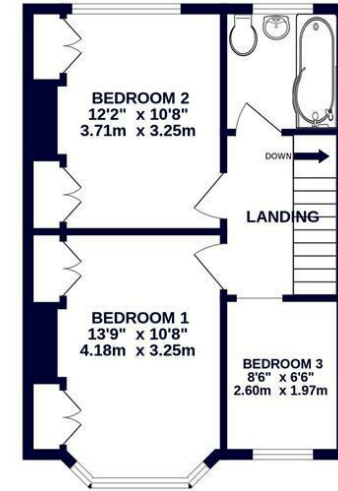
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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Energy Efficiency Rating	
Current	Target
Very energy efficient - lower running costs A	B4
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs G	
England & Wales	
EPC Directive 2002/91/EC	

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.