

# Bishops Close

Hillingdon Village • Middlesex • UB10 0JX  
Guide Price: £775,000



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# Bishops Close

Hillingdon Village • Middlesex • UB10 0JX

A well presented three bedroom semi detached family home situated on a sought after, quiet, cul de sac in Hillingdon Village that benefits from generously proportioned rooms with further potential to extend to both the rear and side (S.T.P). There are a variety of amenities close by that include sought after schools, bus/road links, Hillingdon tube station, Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge and Uxbridge Town Centre. The ground floor benefits from an entrance hall, 14ft living room, 18ft kitchen/diner, utility room and 17ft garage. To the first floor there is a 12ft main bedroom, 12ft bedroom, 9ft bedroom and family bathroom. The front of the property is paved throughout creating off street parking for multiple cars with own drive to garage as well. The private rear garden is mainly laid to lawn.

Three bedroom house

Semi detached

Cul de sac location

18ft kitchen/breakfast room

14ft Living room

Utility room

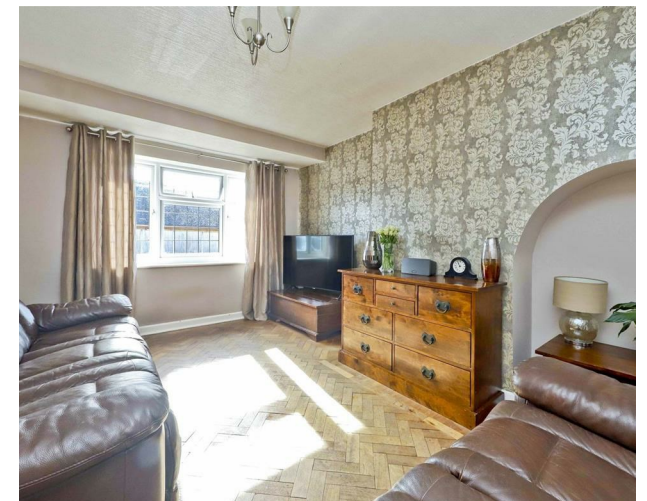
17ft garage

12ft 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 well presented three bedroom semi detached with generously proportioned rooms situated on a quiet cul de sac in Hillingdon. The ground floor benefits from an entrance hall ,14ft living room, 18ft kitchen/diner, utility room and 17ft garage. To the first floor there is a 12ft main bedroom, 12ft bedroom, 9ft bedroom and family bathroom.

### **Location**

Bishops close is a much sought after cul de sac in North Hillingdon with the advantage of numerous recreational facilities nearby such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.

### **Outside**

The front of the property has been block paved creating off street parking for multiple cars with own drive to garage as well. To the rear is a large private rear garden that is mainly laid to lawn and has delightful views of the RAF cricket fields.



### Schools:

St Bernadette Catholic Primary School 0.6 miles away  
ACS Hillingdon International School 0.4 miles away  
Bishopshalt Senior School 0.4 miles away



### Train:

Uxbridge Station 1.0 miles away  
Hillingdon Station 1.2 miles away  
Ickenham Station 1.8 miles away



### Car:

M4, A40, M25, M40



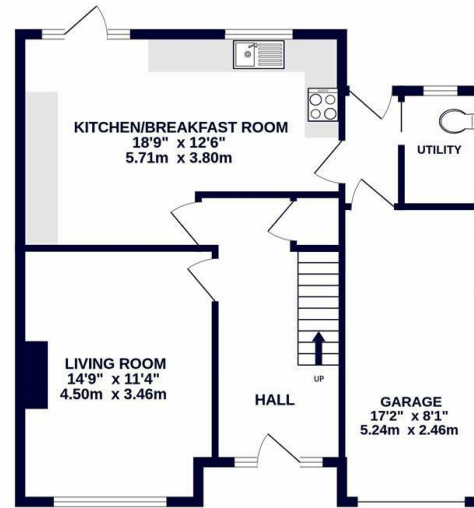
### Council Tax Band:

F

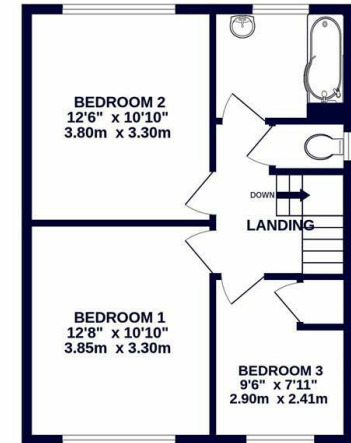
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



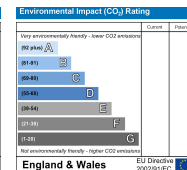
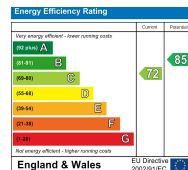
TOTAL FLOOR AREA: 1147 sq.ft. (106.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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