

# Hillingdon Hill

Hillingdon • Middlesex • UB10 0JD

Guide Price: £740,000



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An extended three bedroom detached family home that offers, generous and flexible living space, with superb stylish interiors throughout. Hillingdon Hill is a sought after residential road in Hillingdon Village offering access to a number of local amenities including local shops, transport links and a number of highly regarded schools. The ground floor briefly comprises of an entrance hall, 14ft lounge, 12ft family room, 9ft utility room, ground floor W.C. and 17ft kitchen/diner. To the first floor there is a landing area, 12ft master bedroom with fitted wardrobes, 11ft second bedroom again with fitted wardrobes, 8ft third bedroom and family bathroom with separate shower cubicle. The front of the property has been landscaped with steps leading up to the property and a variety of flowerbeds finished with small plants and shrubs. To the side of the property the own drive leads to a 21ft garage. The south facing rear garden consists of a block paved patio area with steps that lead to a lawned area with a variety of shrub borders.

Three bedroom house

Detached

Hillingdon Village

Extended

17ft kitchen/diner

14ft lounge

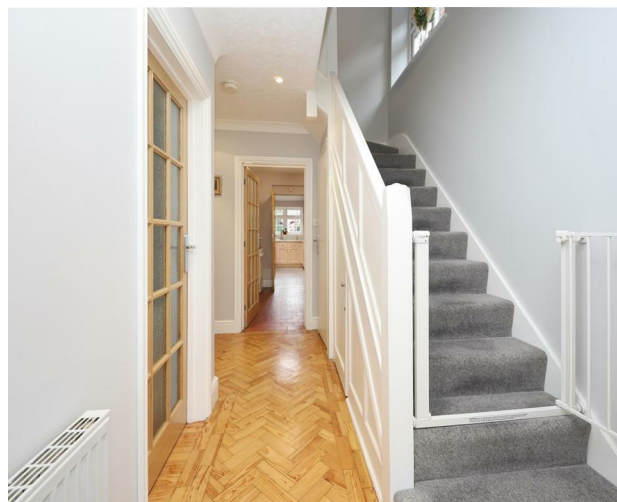
Utility room

21ft garage

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

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### Location

Hillingdon Hill is a sought after residential road in Hillingdon Village offering access to a number of local amenities including local shops, bus/road links, Brunel University, Hillingdon Hospital, Hillingdon golf and cricket club, Stockley Park 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.

### Outside

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### 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)



OUTBUILDING:  
213 sq.ft. (19.8 sq.m.) approx.



GROUND FLOOR:  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR:  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1305 sq.ft. (121.2 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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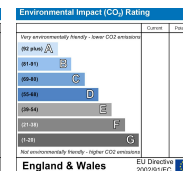
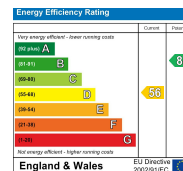
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.