

# Hartshill Close

Hillingdon • Middlesex • UB10 9LH  
Offers In Excess Of: £700,000



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est 1986

# Hartshill Close

Hillingdon • Middlesex • UB10 9LH

A spacious four bedroom detached family home on a sought after cul-de-sac close in North Hillingdon. On the ground floor accommodation briefly comprises an entrance hall, 12ft kitchen, downstairs WC, 23ft living/dining room and 15ft garage. To the first floor there is a 11ft main bedroom, 12ft second bedroom, 12ft third bedroom and 8ft fourth bedroom and family bathroom. The front of the property has a large paved driveway with own drive to garage whilst the private rear garden is mainly laid to lawn.

Four bedroom house

Detached

Cul-De-Sac

North Hillingdon

12ft kitchen

23ft living/dining room

Large plot

15ft garage

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 spacious four bedroom detached family home situated on a generous plot and located on a sought after cul-de-sac close in North Hillingdon. The ground floor comprises an entrance hall, 12ft kitchen, downstairs WC, 23ft living/dining room and 15ft garage. To the first floor there is a 11ft main bedroom, 12ft second bedroom, 12ft third bedroom and 8ft fourth bedroom and family bathroom.

### Location

Hartshill Close is a popular residential Cul-De-Sac positioned just off Sweetcroft lane in North Hillingdon just a short walk from Hillingdon train station and local shops. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf and Cricket Club, Court Park. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars 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 property benefits from a generous plot with own drive to garage, there is a paved driveway creating off street parking for multiple vehicles and a well manicured lawn. To the rear of the property is a large garden that is mostly laid to lawn with a patio across the rear of the house.



### Schools:

St Helen's College 0.2 miles  
Oak Farm Junior School 0.3 miles  
St Bernadette Catholic Primary School 0.6 miles



### Train:

Hillingdon 0.4 miles  
Ickenham 1.1 miles  
Uxbridge 1.1 miles



### Car:

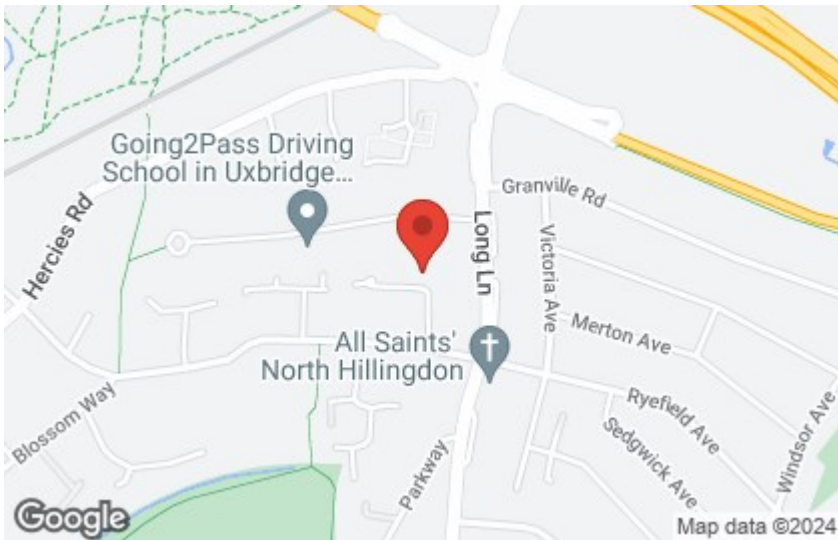
M4, A40, M25, M40



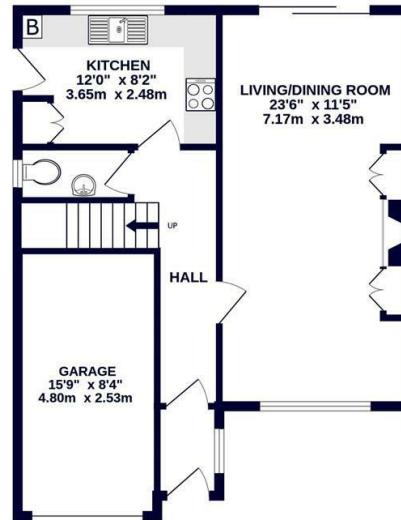
### Council Tax Band:

F

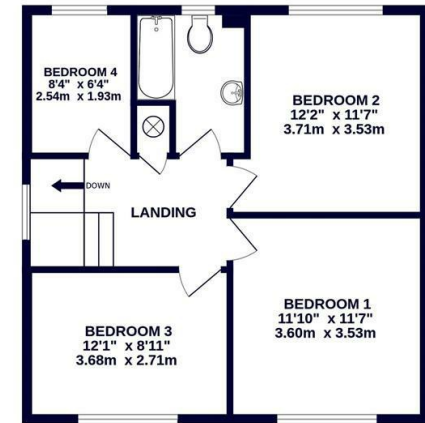
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 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	A		
B	B		
C	C		
D	D		
E	E		
F	F		
G	G		
Not energy efficient - higher running costs			
England & Wales			
EPC Directorate 2022/01/18			

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.