

# Hambleton Close

Hillingdon • Middlesex • UB8 3UD  
Guide Price: £369,000



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# Hambledon Close

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A two bedroom end terraced house that has been modernised and updated creating a lovely family home on a quiet cul-de-sac in Hillingdon close to a variety of amenities. The ground floor of the property comprises a 7ft study and 16ft living area. To the first floor is a 12ft master bedroom, 12ft second bedroom and family bathroom. Outside there is an allocated parking space and a south west facing rear garden.

Two bedroom house

End terraced

Cul-de-sac location

Immaculately kept

16ft living area

7ft study

12ft master bedroom

12ft second bedroom

South west facing rear garden

Allocated parking space

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.





### Directions

From leaving our office proceed left and at the first set of traffic lights turn right onto Harlington Road. At the roundabout turn left onto Lees Road and take your first right into Aldenham Drive. At the end of the road turn left into Hambledon Close.

### Situation

Hambledon Close is a sought after residential close located just off Lees Road offering easy access to a number of local amenities including local shops, bus links, Hillingdon Hospital, Stockley Business Park, Heathrow Airport, Brunel University and a number of road links including the M40, M25 and M4 with their links to London and the Home Counties. There are a number of sought after schools including Hillingdon Primary, Bishopshalt Senior School and Swakeleys School for Girls in close proximity while Uxbridge Town Centre with its numerous shops, restaurants, bars and Piccadilly/Metropolitan line train station is located approximately a mile away.

### Description

A two bedroom end of terrace home that is positioned on a quiet cul-de-sac and is presented in good condition throughout. The ground floor of the property comprises a 7ft study and 16ft living area. To the first floor is a 12ft master bedroom, 12ft second bedroom and family bathroom.

### Outside

To the front is a small garden. To the rear of the property is a private south west facing garden which is mainly laid to lawn with a variety of bushes and shrubs. There is an allocated parking space.



### Schools:

Hillingdon Primary School 0.3 miles away  
St Bernadette Catholic Primary School 0.9 miles away  
Bishopshalt School 0.6 miles away



### Train:

West Drayton station 1.5 miles away  
Uxbridge station 1.8 miles away  
Hillingdon station 1.9 miles away



### Car:

M4, A40, M25, M40



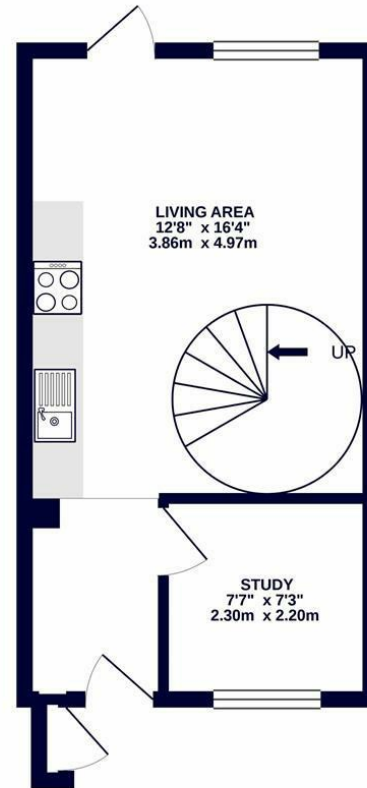
### Council Tax Band:

D

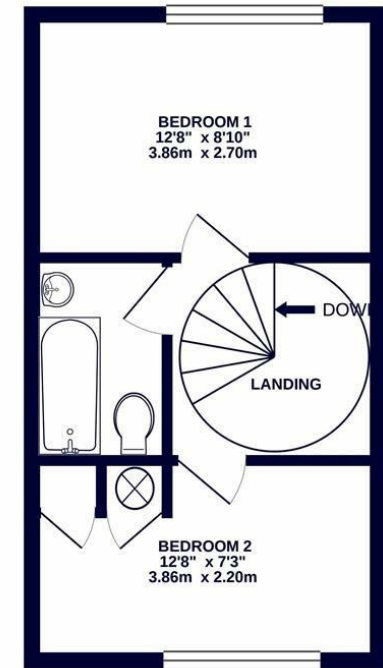
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



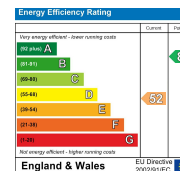
TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

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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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.