

Sylvana Close

North Hillingdon • Middlesex • UB10 0BH

Guide Price: £700,000



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est 1986

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A three bedroom detached house on Sylvana Close a sought after residential Cul-De-Sac in North Hillingdon. There are well regarded schools in close proximity and recreational facilities also nearby such as the very scenic Court Park, Hillingdon Golf and Cricket Club. The ground floor the property comprises hallway with doors leading to the 17ft living room, 9ft kitchen, 10ft dining room, 10ft conservatory, shower room and W/C. To the first floor is the 17ft main bedroom, 10ft second bedroom, 10ft third bedroom and family bathroom. Outside there is off street parking, garage/workshop and private rear garden.

Three bedroom house

Detached

North Hillingdon

Two bathrooms

17ft living room

10ft conservatory

17ft main bedroom

17ft garage & 8ft workshop

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 generously proportioned three bedroom detached house that is situated on a popular road in North Hillingdon. The ground floor the property comprises hallway with doors leading to the 17ft living room, 9ft kitchen, 10ft dining room, 10ft conservatory, shower room and W/C. To the first floor is the 17ft main bedroom, 10ft second bedroom, 10ft third bedroom and family bathroom.

Outside

The front of the property offers off street parking for multiple cars, allowing access to the 17ft garage and 8ft workshop. The private rear garden is mainly laid to lawn whilst boasting exceptional views, backing onto Court Park.

Location

Sylvana Close is a sought after residential Cul-De-Sac in North Hillingdon. There are well regarded schools in close proximity and recreational facilities also nearby such as the very scenic Court Park, Hillingdon Golf and Cricket Club and the newly opened 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.





Schools:

ACS Hillingdon International School 0.1 miles
John Locke Academy 0.4 miles
Vyners School 1.0 miles



Train:

Hillingdon Station 0.8 miles
Uxbridge Station 0.8 miles
Ickenham Station 1.4 miles



Car:

M4, A40, M25, M40



Council Tax Band:

F

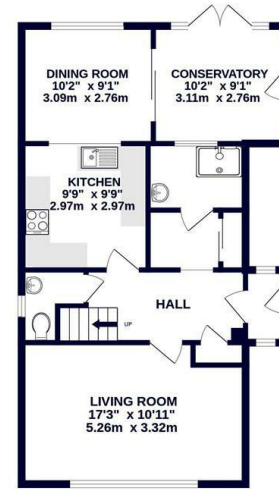
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
195 sq.ft. (18.2 sq.m.) approx.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.0 sq.m.) approx.



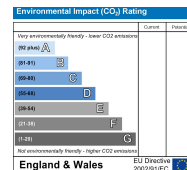
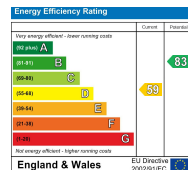
TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

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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