

Hercies Road

Hillingdon • Middlesex • UB10 9ND

Guide Price: £1,400,000



coopers
est 1986

Hercies Road

Hillingdon • Middlesex • UB10 9ND

A well presented and spacious six bedroom detached family home situated on a sought after road in Hillingdon that offers well proportioned rooms throughout and measures in excess of 2900sq ft and is within a plot measuring approximately 0.35 acres. Hercies Road is a sought after, tree lined, residential road in North Hillingdon close to well regarded schools, transport links and shops. The ground floor benefits from an entrance hall, 27ft living room, an open 42ft kitchen/diner, utility room, 18ft office/gym, downstairs shower room and 21ft garage. To the first floor there is a 23ft first bedroom, 12ft second bedroom with ensuite, 12ft third bedroom, 12ft fourth bedroom, 11ft fifth bedroom, 7ft sixth bedroom and family bathroom. There is the opportunity to extend further with the advantage of having planning permission for a loft conversion. To the front of the property there is a paved driveway creating off street parking for multiple cars with own drive to garage. To the rear is a large, private garden that has a paved patio across the rear and is mainly laid to lawn.

Six bedroom detached house

Sought after location

42ft kitchen/diner

27ft living room

12ft bedroom with ensuite

Utility room

Speaker system throughout

21ft garage

Walking distance to Hillingdon Station

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 and spacious six bedroom detached family home situated on a sought after road in Hillingdon that measures in excess of 2900sq ft. The ground floor benefits from an entrance hall, 27ft living room, an open 42ft kitchen/diner, utility room, 18ft office/gym, downstairs shower room and 21ft garage. To the first floor there is a 23ft first bedroom, 12ft second bedroom with ensuite, 12ft third bedroom, 12ft fourth bedroom, 11ft fifth bedroom, 7ft sixth bedroom and family bathroom. There is the opportunity to extend further with the advantage of having planning permission for a loft conversion.

Location

Hercies Road is a sought after, tree lined, residential road in North Hillingdon close to well regarded schools including St Bernadettes, Vyners Senior School and Oak Farm. There are a number of recreational facilities also nearby including Hillingdon Golf and Cricket Club, Court Park with its tennis courts and bowls club and the newly opened fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is a short distance away along with the A40 giving access to London and the Home Counties. Hillingdon Tube Station with its direct links to Baker Street and the City is a short walk away along with a number of local shops.

Outside

The property is situated within a generous plot measuring approx 0.35 acres. To the front of the property there is a paved driveway creating off street parking for multiple cars with own drive to garage. To the rear is a large, private garden that has a paved patio across the rear and is mainly laid to lawn.



Schools:

Oak Farm Infant School 0.6 miles
St Bernadette Catholic Primary School 0.9 miles
Vyners School 0.6 miles



Train:

Hillingdon Station 0.1 miles
Ickenham Station 0.8 miles
Uxbridge Station 1.2 miles



Car:

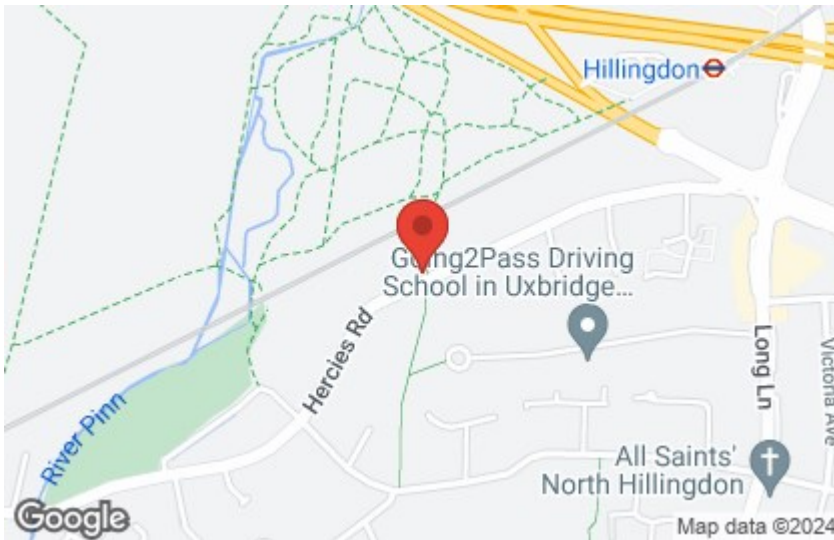
M4, A40, M25, M40



Council Tax Band:

F

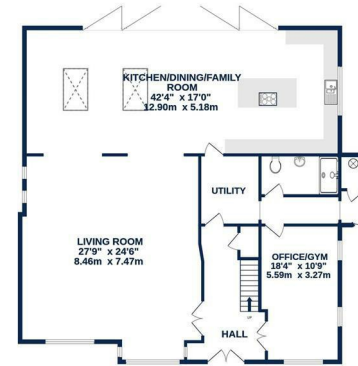
(Distances are straight line measurements from centre of postcode)



OUTBUILDING
372 sq.ft. (34.5 sq.m.) approx.



GROUND FLOOR
1597 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR
2023 sq.ft. (187.2 sq.m.) approx.



TOTAL FLOOR AREA : 3292 sq.ft. (305.8 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.
Made with Metropix ©2024



01895 230 103
109 Hillingdon Hill, Hillingdon Village,
Middlesex, UB10 0JQ
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
		71	82
England & Wales		EPC Information 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.