

# Lees Road

Hillingdon • Middlesex • UB8 3AS  
Guide Price: £735,000



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est 1986

# Lees Road

Hillingdon • Middlesex • UB8 3AS

A well presented and spacious four bedroom detached family home situated on a popular residential road in Hillingdon. Lees Road is a sought after road in Hillingdon offering easy access to local schools, shops and transport links. The ground floor benefits from an entrance hall, 21ft living room, 16ft dining room, 19ft kitchen, 11ft fourth bedroom and family bathroom. To the first floor there is a 16ft first bedroom with ensuite, 17ft second bedroom and 17ft third bedroom. The front of the property has a paved driveway creating off street parking for multiple cars. The private rear garden is mainly laid to lawn.

Four bedroom house

Detached

Sought after location

21ft living room

16ft dining room

19ft kitchen

16ft bedroom

Downstairs bathroom

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

Lees Road is a residential road in Hillingdon offering easy access to local schools including the outstanding Hillingdon Primary and Bishopshalt Senior School, bus/road links including the M40 with its links to London and the Home Counties along with Stockley Park, Hillingdon Hospital and Heathrow Airport. Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away.

### Outside

The front of the property has a paved driveway creating off street parking for multiple cars. The private rear garden is mainly laid to lawn.





### Schools:

Hillingdon Primary School 0.2 miles  
Bishopshalt Senior School 0.5 miles  
Swakeleys School for girls 0.7 miles



### Train:

Hillingdon Station 1.7 miles  
Uxbridge Station 1.7 miles  
West Drayton 1.7 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

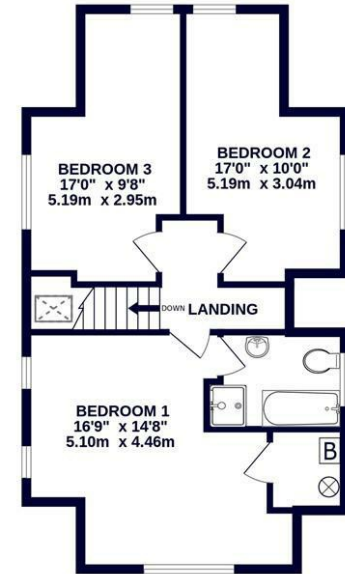
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



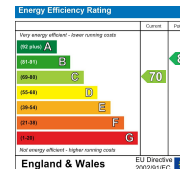
TOTAL FLOOR AREA : 1467 sq.ft. (136.3 sq.m.) approx.

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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