

Nelson Road

Hillingdon • Middlesex • UB10 0PT

Guide Price: £425,000



coopers
est 1986

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A two bedroom terraced house located on a sought after road within walking distance of the Uxbridge Road offered to the market with no onward chain. The property briefly comprises an 18ft living room, 15ft kitchen, 15ft conservatory, 13ft main bedroom, 8ft second bedroom and family bathroom. Outside of the property there is a paved driveway creating off street parking and a west facing rear garden has been laid with artificial lawn and a large summer house.

Two bedroom house

Terraced

No onward chain

15ft conservatory

18ft living room

15ft kitchen diner

Summer house

Walking distance to local amenities

Off street parking

Great transport links

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 two bedroom terraced home that has been extended and well maintained throughout. The ground floor of the property comprises an 18ft living room, 15ft kitchen and a 15ft conservatory. To the first floor there is a 13ft main bedroom, 8ft second bedroom and family bathroom.

Outside

The front of the property has been paved creating off street parking. The west facing rear garden has been laid with artificial lawn and boasts a large summer house at the foot of the garden which includes a shower room and sauna.

Location

Nelson Road is a residential road which is positioned close to farmland yet located just off the Uxbridge Road offering easy access to a number of amenities including schools, numerous local shops including Marks & Spencer and bus/road links. The M4/A40/M40 road links to London and the Home Counties and Uxbridge Town Centre with its vast array of shops, restaurants, bars and Metropolitan/Piccadilly line train station are approximately just over a mile away.



Schools:

Hillingdon Primary School 0.2 miles
Highfield Primary School 0.5 miles
Oak wood & Swakeleys High School 1.2 miles



Train:

Hillingdon 1.5 miles
Uxbridge 1.7 miles
West Drayton 1.9 miles



Car:

M4, A40, M25, M40



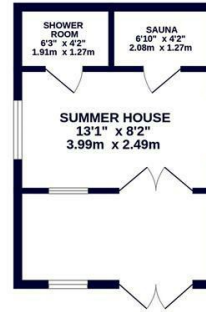
Council Tax Band:

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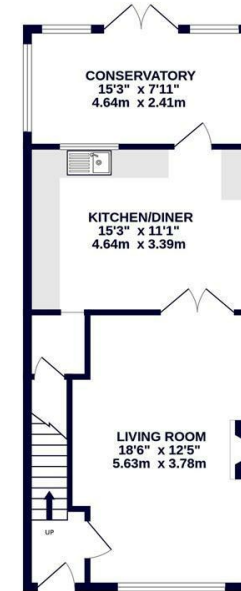
(Distances are straight line measurements from centre of postcode)



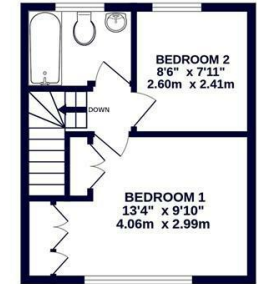
OUTBUILDING
244 sq.ft. (22.7 sq.m.) approx.



GROUND FLOOR
596 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



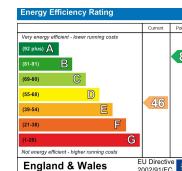
TOTAL FLOOR AREA: 1089 sq.ft. (101.1 sq.m.) approx.

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

CoopersResidential.co.uk



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