

Colham Road

Hillingdon • Middlesex • UB8 3WQ

Guide Price: £450,000



coopers
est 1986

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A beautifully presented and spacious two bedroom terraced house that has been immaculately kept by the current owners and situated on a popular residential road in Hillingdon. Colham Road is located near Hillingdon hospital with a variety of schools, local amenities and transport links within walking distance. The ground floor of the property comprises entrance hall with doors leading to the 13ft kitchen, 14ft living/dining room and downstairs WC. To the first floor there is a 12ft main bedroom with fitted wardrobes, 10ft second bedroom and family bathroom. Outside there is a asphalt driveway creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.

Two bedroom house

Terraced

Convenient location

Immaculately kept

14ft living room

13ft Kitchen

12ft main bedroom

10ft second bedroom

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

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Location

Colham road is situated on a sought after development located just a short walk from Hillingdon Hospital, Bishopshalt senior school, Brunel University and Hillingdon Village. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.

Outside

Outside there is a asphalt driveway creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.





Schools:

Colham Manor Primary School 0.1 miles
Bishopshalt School 0.3 miles
St Matthew's CoFE Primary School 0.8 miles



Train:

West Drayton 0.9 miles
Uxbridge 2.0 miles
Hayes & Harlington 2.1 miles



Car:

M4, A40, M25, M40



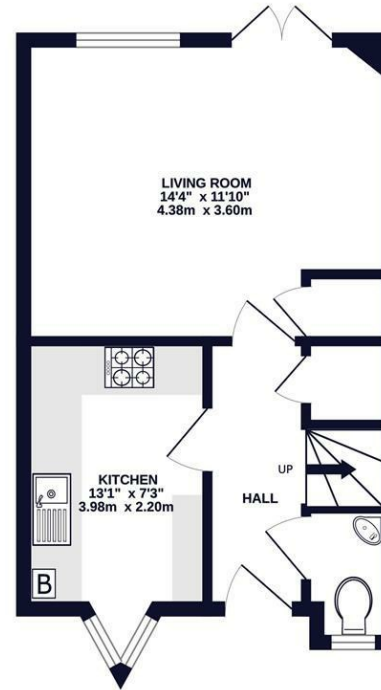
Council Tax Band:

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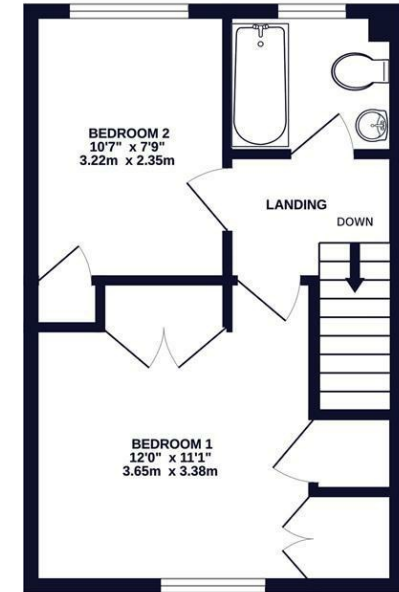
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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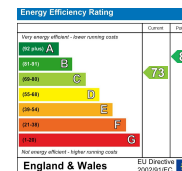


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