

# Baxter Close

Hillingdon • Middlesex • UB10 0DE

Guide Price: £650,000



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est 1986

# Baxter Close

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A well presented three bedroom detached house situated on a sought after residential road in Hillingdon, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station, and a number of highly regarded local schools. The ground floor benefits from a 13ft living room, 11ft dining room, 11ft kitchen, 18ft conservatory and 26ft double garage. To the first floor there is a 13ft master bedroom with fitted wardrobes, 11ft second bedroom, 7ft third bedroom and family bathroom. The front of the property has off street parking with own drive to garage, laid to lawn with pathway. The private rear garden is mainly laid to lawn with surrounding plants and shrubs.

Three bedroom house

Detached

Convenient location

13ft living room

11ft dining room

11ft kitchen

18ft conservatory

13ft master bedroom

26ft double garage

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 three bedroom detached house situated on Baxter close, a popular residential road in Hillingdon. The ground floor benefits from a 13ft living room, 11ft dining room, 11ft kitchen, 18ft conservatory and 26ft double garage. To there first floor there is a 13ft master bedroom with fitted wardrobes, 11ft second bedroom, 7ft third bedroom and family bathroom.

### Location

Baxter Close is a popular residential road in Hillingdon located close to Long Lane, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station, and a number of highly regarded local schools including St Bernadettes, Oak Farm, and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away, along with Uxbridge Town center and its multitude of shopping facilities, bars, and restaurants.

### Outside

The front of the property has off street parking with own drive to garage. The private rear garden is mainly laid to lawn.





### Schools:

Highfield Primary School 0.2 miles  
Oak Wood School 0.2 miles  
Swakeleys School for Girls 0.2 miles



### Train:

Hillingdon Station 1.3 miles  
Uxbridge Station 1.5 miles  
Ickenham Station 1.9 miles



### Car:

M4, A40, M25, M40



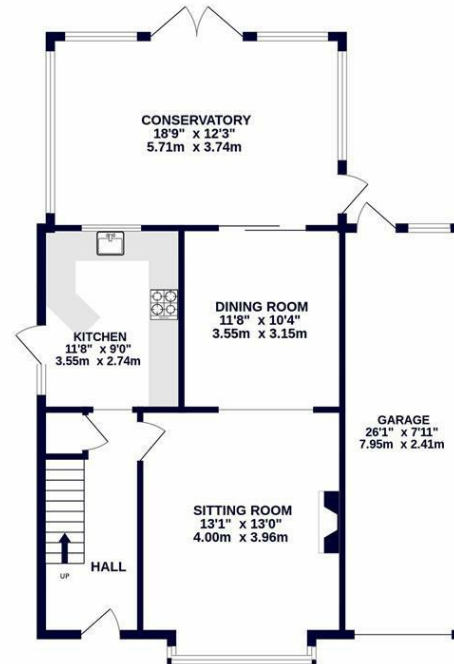
### Council Tax Band:

F

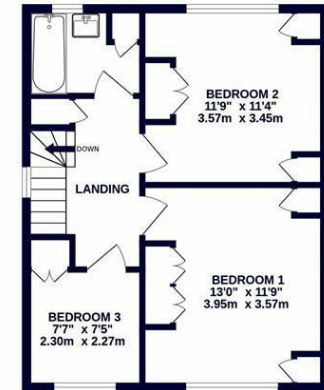
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



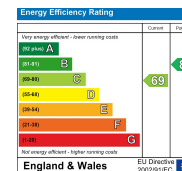
TOTAL FLOOR AREA: 1428 sq.ft. (132.7 sq.m.) approx.

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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