

Harlington Road

Hillingdon • Middlesex • UB8 3JA
Guide Price: £600,000



coopers
est 1986

Harlington Road

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A well presented three bedroom detached bungalow with generously proportioned rooms throughout whilst offering the potential to extend (s.t.p) that is situated on a sought after road in Hillingdon. The property comprises an entrance hall, 10ft kitchen, 13ft living room, 13 bedroom, 10ft second bedroom, 10ft third bedroom, shower room, separate WC, 14ft conservatory and 16ft lean to. Outside there is off street parking for multiple cars and a generous rear garden.

Three bedroom bungalow

Detached

Sought after location

Potential to extend

10ft kitchen

13ft living room

10ft bedroom

14ft conservatory

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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Outside

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

Location

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





Schools:

Hillingdon Primary 0.2 miles
Bishopshalt Senior School 0.2 miles
Swakeleys School for Girls 0.6 miles



Train:

Uxbridge Train Station 1.3 miles
Hillingdon Train Station 1.6 miles
West Drayton Train Station 1.6 miles



Car:

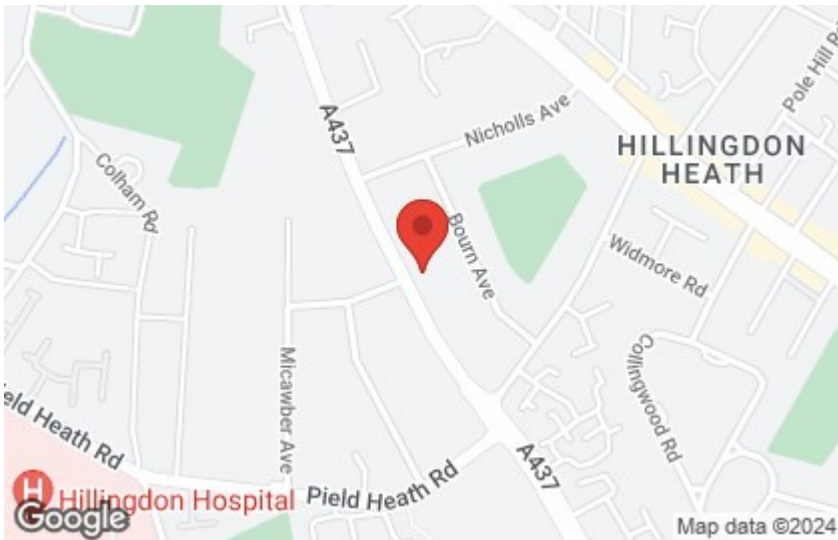
M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 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 is given as to their operability or efficiency can be given.
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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		
England & Wales		EU Directive 2002/91/EC	

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.