

# Westbourne Road

Hillingdon • Middlesex • UB8 3AZ  
Offers In Excess Of: £450,000



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est 1986

# Westbourne Road

Hillingdon • Middlesex • UB8 3AZ

A three bedroom mid terrace house situated on a popular residential road in Hillingdon. Westbourne Road is situated just off the Uxbridge Road in Hillingdon, offering easy access to local schools, shops and transport links. The ground floor comprises a 12ft dining room, 11ft living room, 10ft conservatory, 9ft kitchen, and downstairs shower room. To the first floor there is a 10ft main bedroom with fitted wardrobes, 10ft second bedroom, 7ft third bedroom and family bathroom. The front of the property has the potential to create off street parking subject to the usual planning consents. The private rear garden has a variety of shrubs and trees on the borders.

Three bedroom house

Mid terrace

Extended

12ft dining room

11ft living room

Downstairs shower room

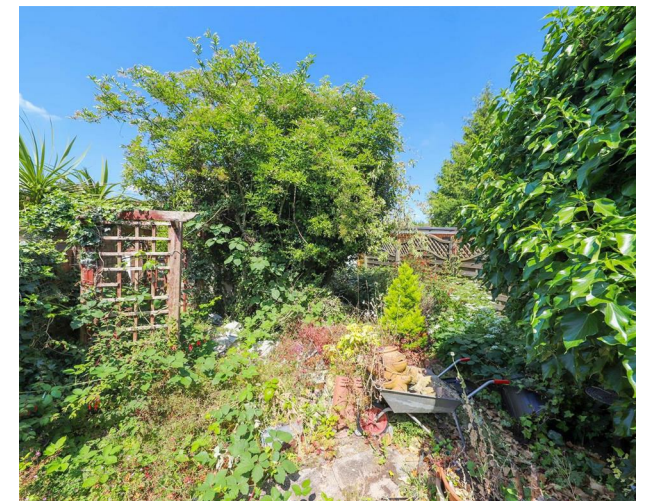
10ft conservatory

9ft kitchen

10ft bedroom

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

A three bedroom mid terrace house situated on a popular residential road in Hillingdon. The ground floor comprises a 12ft dining room, 11ft living room, 10ft conservatory, 9ft kitchen, and downstairs shower room. To the first floor there is a 10ft main bedroom with fitted wardrobes, 10ft second bedroom, 7ft third bedroom and family bathroom.

### Location

Westbourne Road is situated just off the Uxbridge Road in Hillingdon, offering easy access to local schools including Bishopshalt Senior School, bus/road links including the M40 with its links to London and the Home Counties along with Hillingdon hospital, 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.

### Outside

The front of the property has the potential to create off street parking subject to the usual planning consents. The private rear garden has a variety of shrubs and trees on the borders.





### Schools:

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



### Train:

West Drayton 1.7 miles  
Hillingdon 1.8 miles  
Uxbridge 1.8 miles



### Car:

M4, A40, M25, M40



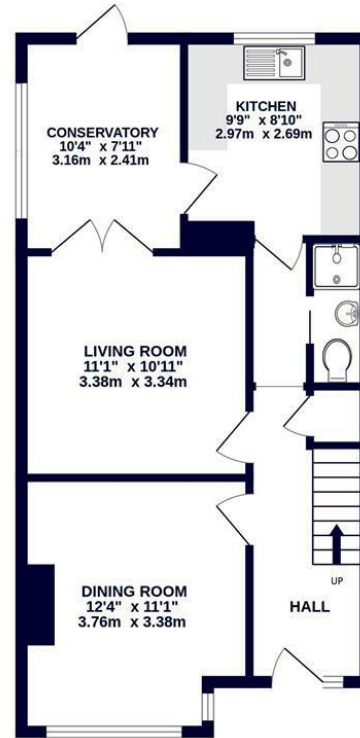
### Council Tax Band:

D

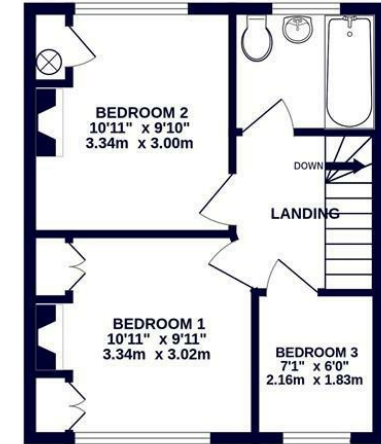
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



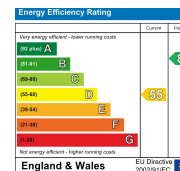
TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

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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