

# Paget Road

Hillingdon • Middlesex • UB10 0SW  
Offers In Excess Of: £235,000



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est 1986

# Paget Road

Hillingdon • Middlesex • UB10 0SW

A well presented one bedroom apartment situated on a popular residential road in Hillingdon. Paget Road is a quiet residential road which is positioned just off the Uxbridge Road offering easy access to a number of local schools, shops and transport links. The property comprises an entrance hall, 16ft living room, 9ft kitchen, 13ft bedroom, family bathroom and balcony. Outside the property there is communal gardens and an allocated parking space.

One bedroom apartment

First floor

Sought after location

16ft living/dining room

9ft kitchen

13ft bedroom

Underfloor heating

Great transport links

Private balcony

Allocated parking space

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 one bedroom apartment situated on a popular residential road in Hillingdon. The property comprises an entrance hall, 16ft living room, 9ft kitchen, 13ft bedroom, family bathroom and balcony.

### Location

Paget Road is a quiet residential road which is positioned just off the Uxbridge Road offering easy access to a number of local schools including the outstanding Ofsted rated Hillingdon Primary, numerous local shops including Marks & Spencer and numerous 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.

### Outside

Outside the property there is communal gardens and an allocated parking space.





### Schools:

Hillingdon Primary School 0.5 miles  
Highfield Primary School 0.5 miles  
Bishopshalt Senior School 0.8 miles



### Train:

Hillingdon train station 1.8 miles  
West Drayton train station 1.8 miles  
Uxbridge train station 1.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 410 sq.ft. (38.0 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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Energy Efficiency Rating	Current	Target
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		

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.