

# Court Drive

North Hillingdon • Middlesex • UB10 0BN  
Offers In Excess Of: £900,000



coopers  
est 1986

# Court Drive

North Hillingdon • Middlesex • UB10 0BN

A rarely available four bedroom detached house, situated on Court Drive, a sought after residential road in North Hillingdon situated opposite the beautiful Court Park with its tennis courts, playing fields and bowls club. There are well regarded schools in close proximity, Uxbridge town centre with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station is located just under a mile away. The ground floor of the property comprises spacious entrance hallway with doors leading to the 17ft living room, 11ft dining room, 30ft kitchen/breakfast/family room, utility room and downstairs W/C. To the first floor is the 18ft main bedroom with en-suite bathroom, 11ft second bedroom, 11ft third bedroom, 8ft fourth bedroom and family shower room. Outside there is off street parking, garage and private rear garden.

Four bedroom house

Detached

North Hillingdon

Close to local amenities

30ft kitchen/breakfast/family room

17ft living room

18ft main bedroom with en-suite

Private rear garden

11ft 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 rarely available opportunity to purchase a four bedroom detached home on one of the North Hillingdon's finest roads overlooking Court Park. The ground floor of the property comprises spacious entrance hallway with doors leading to the 17ft living room, 11ft dining room, 30ft kitchen/breakfast/family room, utility room and downstairs W/C. To the first floor is the 18ft main bedroom with en-suite bathroom, 11ft second bedroom, 11ft third bedroom, 8ft fourth bedroom and family shower room.

### **Outside**

The front of the property has been paved creating off street parking for multiple vehicles whilst allowing access to the 11ft garage. The south facing private rear garden is mainly laid to lawn with a patio area across the rear of the house.

### **Location**

Court Drive is a sought after, tree lined, residential road in North Hillingdon situated opposite the beautiful Court Park with its tennis courts, playing fields and bowls club. There are well regarded schools in close proximity including St Helens private school, St Bernadette Catholic School, Oak Farm and Bishopshalt senior school. Uxbridge town centre with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station is located just under a mile away while the A40/M40 and M4 with their links to London and the Home Counties is a short drive away.



### Schools:

ACS Hillingdon International School 0.2 miles  
Bishopshalt School 0.6 miles  
John Locke Academy 0.5 miles



### Train:

Hillingdon station 0.8 miles  
Uxbridge station 1.0 miles  
Ickenham station 1.7 miles



### Car:

M4, A40, M25, M40



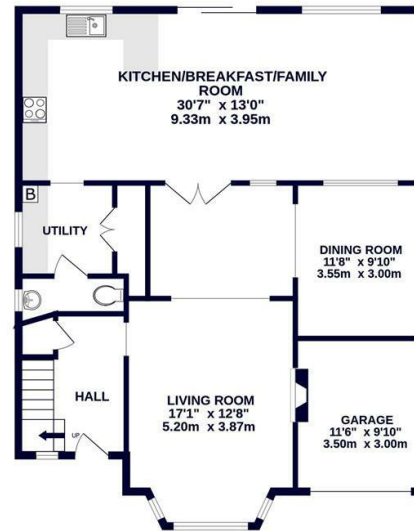
### Council Tax Band:

G

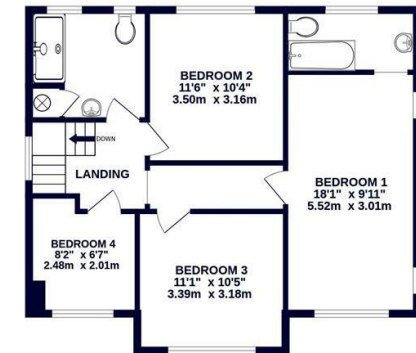
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1792 sq.ft. (166.5 sq.m.) approx.

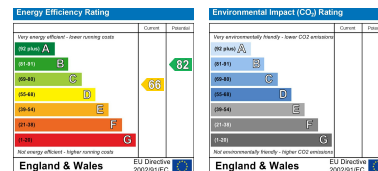
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

