

Field Heath Road

Hillingdon • Middlesex • UB8 3NR

Guide Price: £525,000



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est 1986

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A double fronted three bedroom semi detached house situated on Field Heath Road, a residential road by Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station. The ground floor comprises entrance hall with doors leading to the 13ft living room, 13ft dining room and 10ft kitchen. To the first floor there is a 14ft main bedroom 11ft second bedroom, 9ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Semi detached

Double fronted

Two reception rooms

Potential to extend (S.T.P)

No onward chain

10ft kitchen

14ft main bedroom

Off street parking

Large south facing 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 double fronted three bedroom semi detached house situated on a popular residential road in Hillingdon, offering the potential to extend subject to the usual planning consents with no onward chain. The ground floor comprises entrance hall with doors leading to the 13ft living room, 13ft dining room and 10ft kitchen. To the first floor there is a 14ft main bedroom 11ft second bedroom, 9ft third bedroom and family bathroom.

Outside

The front of the property has been paved creating off street parking, whilst the mature, private rear garden is mainly laid to lawn with a large patio area stretching across the rear of the house.

Location

Pield Heath Road is a residential road by Hillingdon hospital, just a short walk from Bishopshalt senior school and Brunel University. There are a number of bus/road links close by creating easy access to the M4 and M25 along with Uxbridge town centre with its multitude of shops, restaurants, bars and Piccadilly/Metropolitan line train station.





Schools:

Bishopshalt Senior School 0.4 miles
Colham Manor Primary School 0.5 miles
Hillingdon Primary School 0.6 miles



Train:

West Drayton Station 1.3 miles
Uxbridge Station 1.4 miles
Hillingdon Station 1.9 miles



Car:

M4, A40, M25, M40



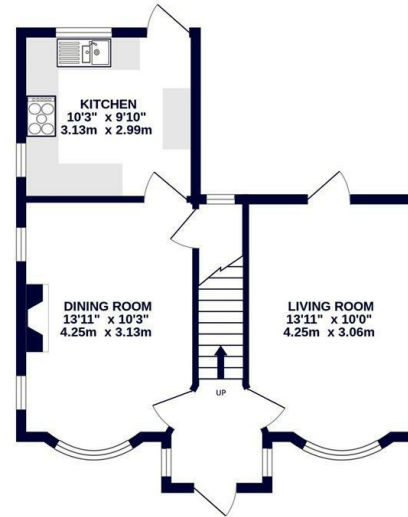
Council Tax Band:

E

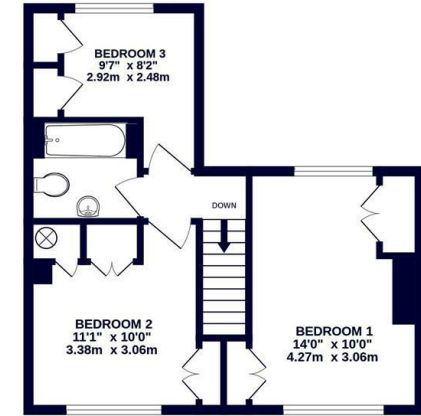
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		74
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E	31	
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		

England & Wales
EPC Standard
2022/01/18

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.