

# Chestwood Grove

North Hillingdon • Middlesex • UB10 0EL

Asking Price: £395,000



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est 1986

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A three bedroom first floor split level maisonette situated on Chestwood Grove, a much sought after, tree lined, cul-de-sac in North Hillingdon offering easy access to local shops, sought after schools and numerous recreational facilities. The ground floor of the property comprises of a 16ft garage as well as stairs leading to the first floor. To the first floor you have a 21ft lounge/diner, 10ft kitchen and a W.C. To the second floor there is a 12ft main bedroom, 11ft second bedroom, 12ft third bedroom and modern family bathroom. Outside there is well kept communal gardens and off street parking.

\*Coopers Residential are now in receipt of an offer for the sum of £395,000 for 73 Chestwood Grove.

Anyone wishing to place an offer on the property should contact Coopers Residential on 01895 230 103 or visit at 109, Hillingdon Hill, Hillingdon, UB10 0JQ prior to exchange of contracts.\*

## Three bedroom split level maisonette

First floor

No onward chain

Sold as seen

21ft lounge/diner

10ft kitchen

12ft main bedroom

11ft second bedroom

16ft garage

All services/appliances have not and will not be tested

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 spacious three double bedroom maisonette located just off Vine Lane in North Hillingdon, coming to the market with no onward chain. The ground floor of the property comprises of a 16ft garage as well as stairs leading to the first floor. To the first floor you have a 21ft lounge/diner, 10ft kitchen and a W.C. To the second floor there is a 12ft main bedroom, 11ft second bedroom, 12ft third bedroom and modern family bathroom.

### **Outside**

The property comes with its own drive leading to a 16ft garage. There are well kept communal gardens to the rear of the property and access to fabulous Court Park is just meters from the entrance of the property.

### **Location**

Chestwood Grove is a much sought after, tree lined, cul-de-sac in North Hillingdon offering easy access to local shops, sought after schools including Vyners and Swakeleys School for Girls and numerous recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.



### Schools:

ACS Hillingdon International School 0.1 miles  
John Locke Academy 0.4 miles  
Vyners School 1.0 miles



### Train:

Hillingdon Station 0.8 miles  
Uxbridge Station 0.8 miles  
Ickenham Station 1.4 miles



### Car:

M4, A40, M25, M40



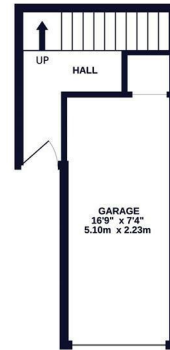
### Council Tax Band:

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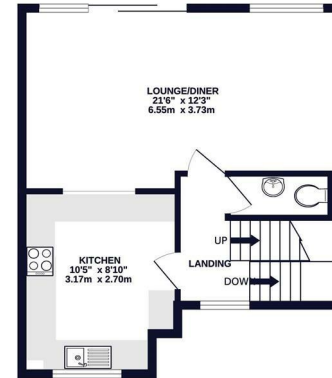
(Distances are straight line measurements from centre of postcode)



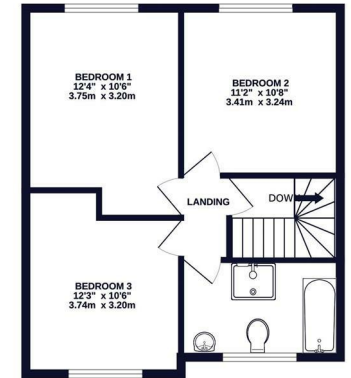
ENTRANCE FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



1ST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



2ND FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1165 sq.ft. (108.2 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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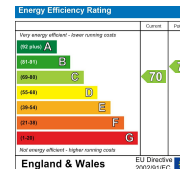


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.