

# Clifton Gardens

Hillingdon • Middlesex • UB10 0EZ  
: £500,000



coopers  
est 1986

# Clifton Gardens

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Drawing in many prospective buyers due to its superb location and well laid out accommodation, this three bedroom semi detached house is situated just off Long Lane. The property offers easy access to a number of sought after local schools including Oak Farm, Ryefield, St Bernadettes Swakeleys and Abbotsfield, numerous local shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.

Semi Detached House

Three Bedrooms

15ft Kitchen/Diner

12ft Master Bedroom

Immaculately Kept

Large Rear Garden

Off Street Parking

Sought After Location

Close to Swakeleys & Abbotsfield Secondary Schools

Off Long Lane

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 modern three bedroom semi detached house that has been renovated throughout by the current owners making it ready to move straight into. The ground floor of the property

### **Location**

Clifton Gardens is a popular residential road situated just off Long Lane. The property offers easy access to a number of sought after local schools including Oak Farm, Ryefield, St Bernadettes, Swakeleys and Abbotsfield, numerous local shops, Hillingdon Metropolitan/Piccadilly line train station and the A40 with its links to London and the Home Counties. Uxbridge Town Centre with its vast array of shops, restaurants and bars is approximately just over a mile away.

### **Outside**

The front of the property offers a block paved driveway creating off street parking. The easy to maintain rear garden boasts a patio leading on to a large expanse of lawn.





### Schools:

St Bernadette Catholic Primary School 0.3 miles  
Oak Farm Junior School 0.6 miles  
Swakeleys School 0.2 miles



### Train:

Hillingdon station 0.9 miles  
Uxbridge station 1.2 miles  
Ickenham station 1.5 miles



### Car:

M4, A40, M25, M40



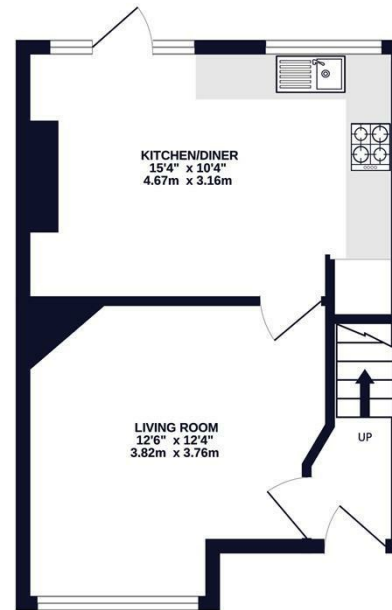
### Council Tax Band:

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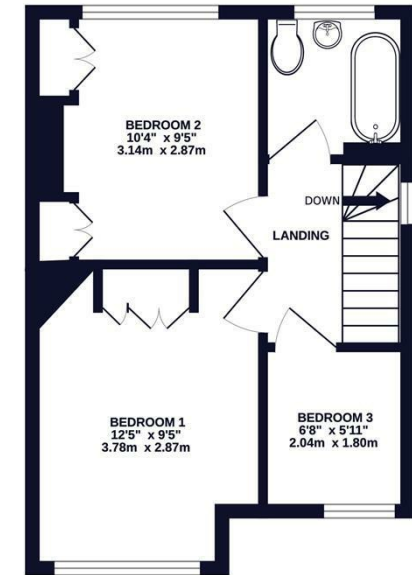
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



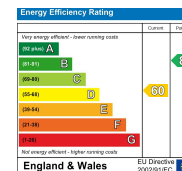
TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

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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