

# Campion Close

Hillingdon • Middlesex • UB8 3PY  
: £499,950



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est 1986



# Campion Close

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A three bedroom terraced house on Campion Close, located near Hillingdon Hospital and within walking distance of Bishopshalt Senior School and Brunel University, offers a spacious layout ideal for families. The ground floor features a large hallway leading to a 12ft living room, 11ft dining room, and 11ft kitchen. Upstairs, the first floor includes a 14ft main bedroom, an 11ft second bedroom, a 9ft third bedroom, and a family bathroom. Outside, the property benefits from a front garden, a private rear garden, and a garage.

Three bedroom house

Terraced

Convenient location

12ft living room

11ft kitchen

14ft master bedroom

11ft second bedroom

9ft third bedroom

Private rear garden

Garage

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 generously proportioned and well maintained three bedroom terraced family home located on a popular cul-de-sac. The ground floor of the property comprises spacious hallway with doors leading to 12ft living room, 11ft dining room and 11ft kitchen. To the first floor is the 14ft master bedroom, 11ft bedroom and 9ft third bedroom and family bathroom.

### Location

Campion Close 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.

### Outside

The front of the property laid to lawn, whilst the private rear garden is mainly laid with a garage.





### Schools:

Colham Manor Primary School 0.3 miles  
Hillingdon Primary School 0.8 miles  
St Matthew's Primary School 0.9 miles



### Train:

West Drayton 1.0 miles  
Uxbridge 1.6 miles  
Iver 2.1 miles



### Car:

M4, A40, M25, M40



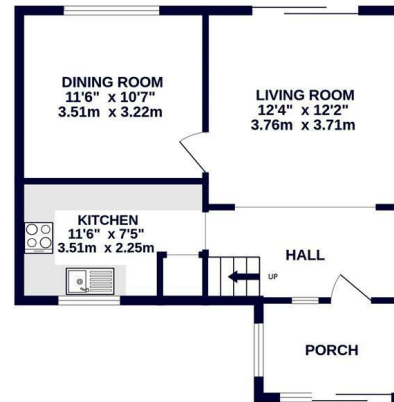
### Council Tax Band:

D

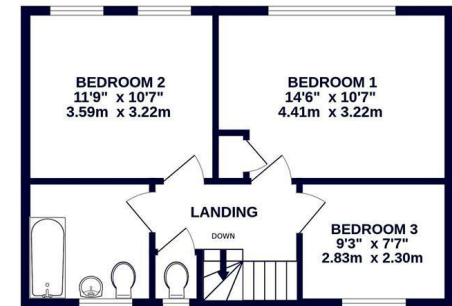
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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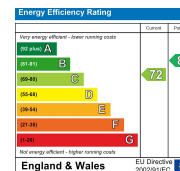
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