

# Arklay Close

Hillingdon • Middlesex • UB8 3WP  
Offers In Excess Of: £565,000



coopers  
est 1986

# Arklay Close

Hillingdon • Middlesex • UB8 3WP

A four bedroom semi detached townhouse situated in a popular gated development offering generously proportioned rooms throughout opposite Hillingdon Hospital and a short stroll from Hillingdon Hill with its local shops, schools and transport links. The ground floor comprises an entrance hall, 11ft kitchen, 14ft living room, 7ft conservatory, 17ft garage, utility room and downstairs WC. To the first floor there is a 10ft bedroom with en suite, 13ft bedroom, 10ft bedroom and family bathroom. to the second floor there is a 20ft loft room with ensuite WC. The front of the property has a paved driveway creating off street parking with own drive to garage whilst the private rear garden is mainly laid to lawn.

Four bedroom house

Semi detached

Gated development

No onward chain

14ft living room

Utility room

17ft garage

7ft conservatory

Private rear garden

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

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### Location

Arklay Close is a modern gated development located opposite Hillingdon Hospital and a short stroll from Hillingdon Hill with its local shops and golf course. Within a two minute walk there are bus stops which facilitate the U1, U2, U3, U4, U5, U7 and more. Uxbridge Town centre is approximately a mile away with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station with its direct access to Baker Street and the City. The property is conveniently located for Stockley Park, Hillingdon Hospital, Brunel University and Heathrow Airport as well as a number of motorway links including the A40/M40, M4 and M25 with their links to London and the Home Counties.

### Outside

The front of the property has a paved driveway creating off street parking with own drive to garage whilst the private rear garden is mainly laid to lawn.



### Schools:

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



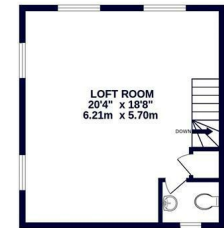
GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



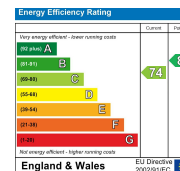
TOTAL FLOOR AREA: 1364 sq.ft. (126.7 sq.m.) approx.

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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