

# Newall Close

Hillingdon • Middlesex • UB10 0FA

Guide Price: £1,100,000



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# Newall Close

Hillingdon • Middlesex • UB10 0FA

A completely refurbished four bedroom, listed, cottage conversion that has been finished to an impeccable standard with a wealth of luxury finishes and high ceilings that is situated on a sought after road in North Hillingdon. You enter the property into a large central hallway with doors providing access to all rooms. The living room and bespoke kitchen are open and measure approx. 30ft x 18ft. The master bedroom suite is 18ft with the addition of an ensuite shower room while there is a 13ft second bedroom, 11ft third bedroom, 11ft fourth bedroom and luxury family bathroom. Outside the property benefits from allocated parking for two cars with an electric car charging point and a landscaped rear garden.

Four bedroom bungalow

Detached

Sought after location

Recently renovated

30ft kitchen/living area

18ft main bedroom

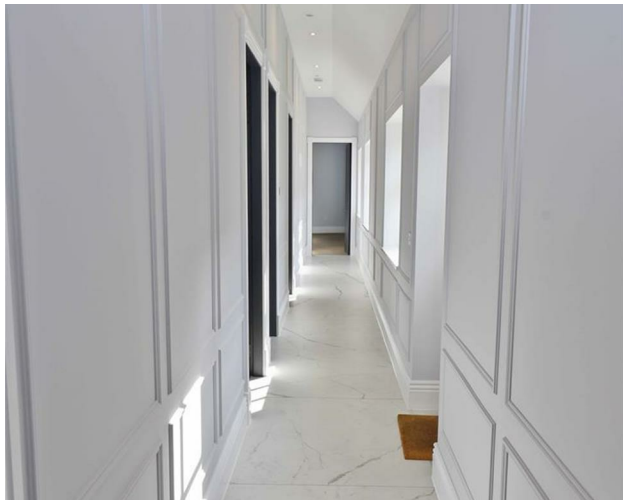
13ft second bedroom

Two allocated parking spaces

Private 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 completely refurbished four bedroom, listed, cottage conversion that has been finished to an impeccable standard with a wealth of luxury finishes and high ceilings. You enter the property into a large central hallway with doors providing access to all rooms. The living room and bespoke kitchen are open and measure approx. 30ft x 18ft. The master bedroom suite is 18ft with the addition of an ensuite shower room while there is a 13ft second bedroom, 11ft third bedroom, 11ft fourth bedroom and luxury family bathroom.

### **Location**

Situated just off of Vine Lane, a most sought after, tree lined, residential road in North Hillingdon. There are well regarded schools in close proximity including John Locke Academy and a number of recreational facilities such as Hillingdon Golf and Cricket Club, Court Park, Dowding 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.

### **Outside**

The front of the property has two allocated parking spaces whilst the private, landscaped rear garden is mainly laid to lawn with an additional paved patio area.



### Schools:

ACS Hillingdon International School 0.5 miles  
The John Locke Academy 0.5 miles  
Uxbridge High School 1.1 miles



### Train:

Uxbridge Station 1.0 miles  
Hillingdon Station 1.6 miles  
West Drayton 3.6 miles



### Car:

M4, A40, M25, M40

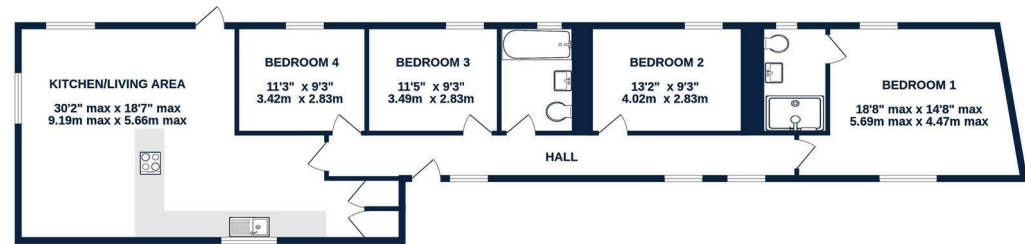


### Council Tax Band:

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 1357 sq.ft. (126.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1357 sq.ft. (126.1 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	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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.

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