

Harlington Road

Hillingdon • • UB8 3BH
Guide Price: £150,000



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Harlington Road

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A ground floor studio apartment offering a superb opportunity for first time buyers and investors alike. Harlington Road is a residential road in Hillingdon just a short walk from Hillingdon Village and its local shops, schools and transport links. The property comprises a 12ft studio room with fitted storage. 7ft kitchen and family bathroom. Outside the property there is surrounding communal gardens and one allocated parking space.

Studio apartment

Ground floor

Easy access to Uxbridge town centre

12ft Studio room

7ft kitchen

Family bathroom

Sought after location

Allocated parking space

Communal gardens

No onward chain

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 ground floor studio apartment offering a superb opportunity for first time buyers and investors alike. The property comprises a 12ft studio room with fitted storage, 7ft kitchen and family bathroom.

Location

Harlington Road is a residential road in Hillingdon just a short walk from Hillingdon Village and its local shops. It provides easy access to a number of schools including the Ofsted outstanding Hillingdon Primary School and the sought after Bishopshalt Senior School, bus/road links including the M40 with its links to London and the Home Counties along with Stockley Park, Brunel University, Hillingdon Hospital and Heathrow Airport. Uxbridge town centre with its multitude of shops, bars, restaurants and Metropolitan/Piccadilly line station is a short drive away.

Outside

Outside the property there is communal gardens and one allocated parking space.



Schools:

Hillingdon Primary School 0.1 miles
Pield Heath House RC School 0.5 miles
Bishopshalt School 0.2 miles



Train:

Uxbridge 1.4 miles
Hillingdon 1.6 miles
West Drayton 1.7 miles



Car:

M4, A40, M25, M40



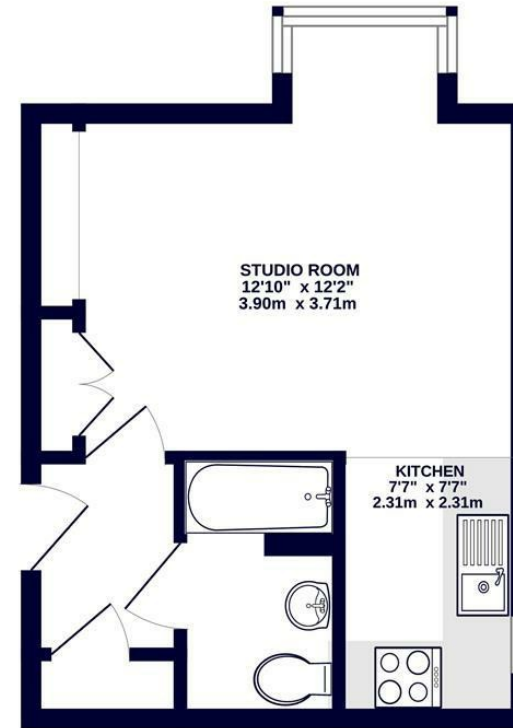
Council Tax Band:

B

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 262 sq.ft. (24.3 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		80	80

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.