

# Abingdon Close

North Hillingdon • Middlesex • UB10 0BU

Guide Price: £950,000



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# Abingdon Close

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This stunning four-bedroom detached house is located on a quiet residential, tree lined, cul-de-sac in North Hillingdon situated opposite the beautiful Court Park and a short walk away from Hillingdon station. The ground floor benefits from a large entrance hall, 16ft kitchen, 10ft breakfast room, 11ft dining room, utility room, 20ft living room, 9ft dining room, 12ft study, downstairs WC, 11ft bedroom and 27ft garage. To the first floor there is a 12ft bedroom with ensuite, 14ft bedroom, 9ft bedroom, 8ft bedroom and family bathroom. The front of the property has a paved driveway creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.

Four/five bedroom house

Detached

North Hillingdon

Cul-de-sac

16ft kitchen

20ft living room

14ft bedroom

27ft garage

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

A well presented four/five bedroom detached house offering generously proportioned rooms throughout situated on a sought after road in North Hillingdon. The ground floor benefits from a large entrance hall, 16ft kitchen, 10ft breakfast room, 11ft dining room, utility room, 20ft living room, 9ft dining room, 12ft study, downstairs WC, 11ft bedroom and 27ft garage. To the first floor there is a 12ft bedroom with ensuite, 14ft bedroom, 9ft bedroom, 8ft bedroom and family bathroom.

### Location

Abingdon Close is a sought after, tree lined, residential cul-de-sac in North Hillingdon situated opposite the beautiful Court Park with its tennis courts, playing fields and bowls club. There are well regarded schools in close proximity including St Helens private school, St Bernadette Catholic School, Oak Farm and Bishopshalt senior school. Uxbridge town centre with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station is located just under a mile away while the A40/M40 and M4 with their links to London and the Home Counties is a short drive away.

### Outside

The front of the property has a paved driveway creating off street parking for multiple cars whilst the private rear garden is mainly laid to lawn.





### Schools:

St Bernadette Catholic Primary School 0.3 miles  
 St Helen's College 0.4 miles  
 Swakeleys School for Girls 0.5 miles



### Train:

Hillingdon station 0.9 miles  
 Uxbridge station 1.0 miles  
 Ickenham station 1.5 miles



### Car:

M4, A40, M25, M40



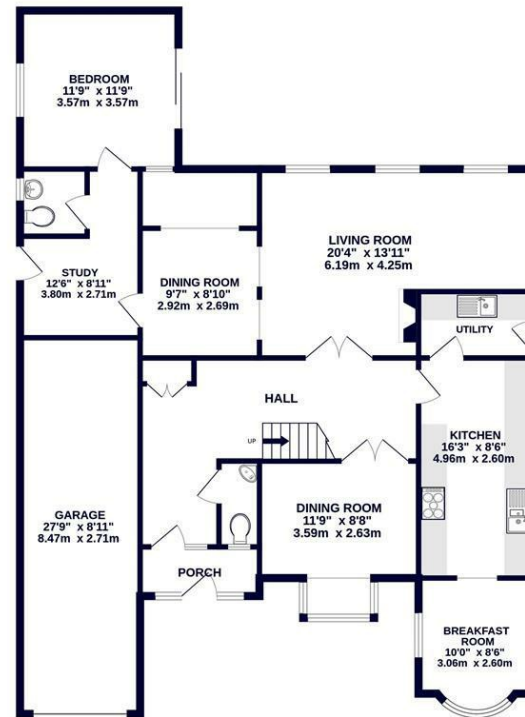
### Council Tax Band:

G

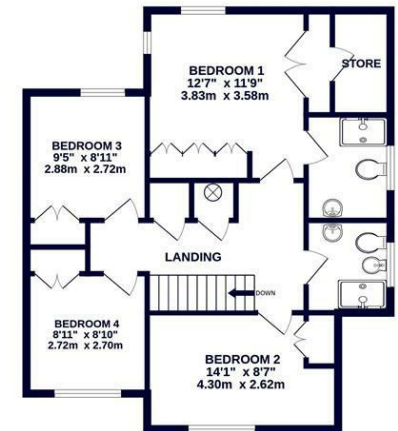
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 1475 sq.ft. (137.1 sq.m.) approx.



1ST FLOOR  
 721 sq.ft. (67.0 sq.m.) approx.



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TOTAL FLOOR AREA: 2197 sq.ft. (204.1 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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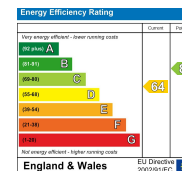
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