

# Finians Close

North Hillingdon • Middlesex • UB10 9NW

Offers In Excess Of: £550,000



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# Finians Close

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A three bedroom semi detached house that is situated on a sought after cul-de-sac in North Hillingdon. There are well regarded schools in close proximity along with Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station. The property comprises of an entrance hall, W.C, 12ft kitchen, 17ft dining room and 18ft living room. To the first floor is a 19ft master bedroom, 11ft second bedroom, 12ft third bedroom and a family bathroom. To the front of the property is a small garden, that is mostly lawn and there is a paved pathway leading to the front door. The garden is mostly laid to lawn, there are various shrubs, plants and patio area.

Three bedroom house

Semi-detached

12ft kitchen

17ft dining room

18ft living room

19ft master bedroom

Garage

Downstairs W/C

Cul-de-sac location

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 generously proportioned three bedroom semi detached house situated on a sought after road in North Hillingdon. The ground floor of the property comprises of an entrance hall, W.C, 12ft kitchen, 17ft dining room and 18ft living room with doors leading to rear garden. To the first floor is a 19ft master bedroom with ensuite, 11ft second bedroom, 12ft third bedroom, a 6ft study and a family bathroom.

### Outside

To the front of the property is a small garden, that is mostly lawn and there is a paved pathway leading to the front door. The garden is mostly laid to lawn, there are various shrubs, plants and patio area. The property also comes with a single garage located close to the property.

### Location

Finians Close is a sought after cul-de-sac in North Hillingdon with well regarded schools, a number of recreational facilities such as Hillingdon Golf and Cricket Club, Court Park and Uxbridge leisure centre all in close proximity. 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 easy access to the M40/A40/M25/M4 and Heathrow Airport.



### Schools:

Hermitage Primary School 0.5 miles  
 St Andrew's C of E Primary School 0.6 miles  
 Oak Farm Junior School 0.6 miles



### Train:

Uxbridge Station 0.7 miles  
 Hillingdon Station 0.7 miles  
 Ickenham Station 1.3 miles



### Car:

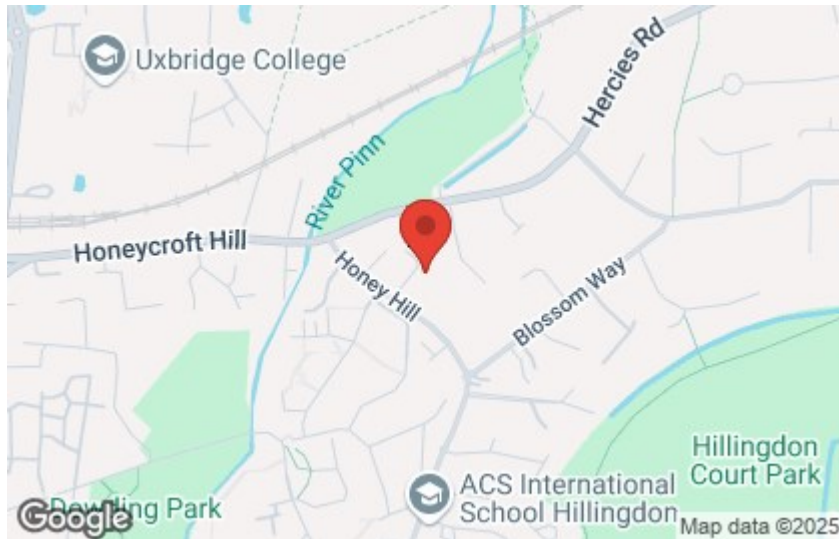
M4, A40, M25, M40



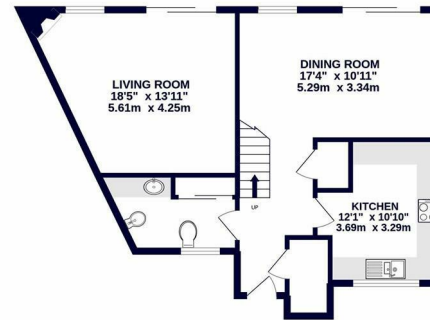
### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR  
 686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 1372 sq.ft. (127.5 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	A
	B	B
	C	C
Not very energy efficient - higher running costs	D	D
	E	E
	F	F
England & Wales		

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.