

Harwood Drive

Hillingdon • Middlesex • UB10 0BG

Guide Price: £850,000



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est 1986

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A four bedroom detached house situated on Harwood Drive, a sought after gated development in North Hillingdon. The property is within close proximity to well-regarded schools, and Uxbridge town center, and a number of transport links, providing easy access to London. The ground floor comprises welcoming hallway, 17ft kitchen/breakfast room, 14ft dining room, utility room, a ground floor WC, and a 20ft lounge that opens onto the rear garden. The first floor comprises 14ft master bedroom with an ensuite bathroom, 15ft second bedroom, 14ft third bedroom, 12ft fourth bedroom, and a family shower room. Outside, there is off street parking, 16ft double garage whilst the private rear garden is mainly laid to lawn.

Four bedroom house

Detached

Double gated development

20ft lounge

17ft kitchen

14ft dining room

14ft main bedroom

Private rear garden

16ft double garage

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 four bedroom detached house that offers a spacious and well-designed accommodation which has been maintained by the current owner. The ground floor features a welcoming hallway, a 17ft kitchen/breakfast room, a 14ft dining room, a utility room, a ground floor WC, and a 20ft lounge that opens onto the rear garden. The first floor comprises 14ft master bedroom with an ensuite bathroom, a 15ft second bedroom, a 14ft third bedroom, a 12ft fourth bedroom, and a family shower room.

Location

Harwood Drive is a highly desirable, gated development in North Hillingdon, consisting of a small number of detached homes that directly back onto the picturesque Court Park, complete with tennis courts, playing fields, and a bowls club. The area is well-served by reputable schools, including St Helens Private School, St Bernadette's, Oak Farm, and Bishopshalt Secondary School. Uxbridge town center, offering a variety of shops, restaurants, bars, and a Metropolitan/Piccadilly line train station, is just under a mile away. Additionally, the A40, M40, and M4 motorways, providing easy access to London and the Home Counties, are a short drive from the development.

Outside

The front of the property features a 16ft double garage. The private rear garden is mainly laid to lawn with a patio stretched across the foot of the house whilst it is fully enclosed and backs directly onto Court Park, offering a peaceful and secluded setting.



Schools:

ACS Hillingdon International School 0.2 miles
Bishopshalt School 0.6 miles
John Locke Academy 0.5 miles



Train:

Hillingdon station 0.8 miles
Uxbridge station 1.0 miles
Ickenham station 1.7 miles



Car:

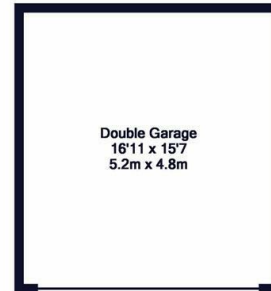
M4, A40, M25, M40



Council Tax Band:

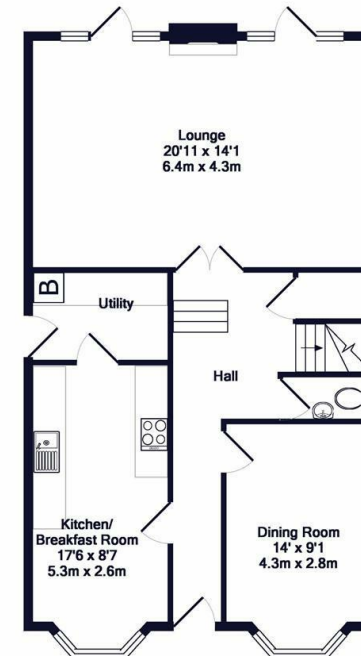
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(Distances are straight line measurements from centre of postcode)



Double Garage
16'11 x 15'7
5.2m x 4.8m

OUTBUILDINGS
APPROX. FLOOR
AREA 263 SQ.FT.
(24.5 SQ.M.)



Lounge
20'11 x 14'1
6.4m x 4.3m

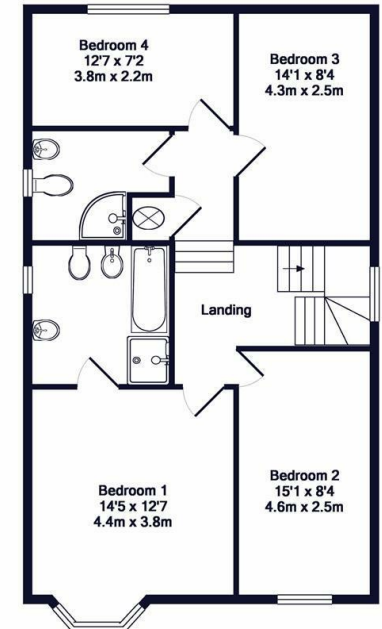
Utility

Hall

Kitchen/
Breakfast Room
17'6 x 8'7
5.3m x 2.6m

Dining Room
14' x 9'1
4.3m x 2.8m

GROUND FLOOR
APPROX. FLOOR
AREA 757 SQ.FT.
(70.4 SQ.M.)



Bedroom 4
12'7 x 7'2
3.8m x 2.2m

Bedroom 3
14'1 x 8'4
4.3m x 2.5m

Landing

Bedroom 1
14'5 x 12'7
4.4m x 3.8m

Bedroom 2
15'1 x 8'4
4.6m x 2.5m

1ST FLOOR
APPROX. FLOOR
AREA 750 SQ.FT.
(69.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1770 SQ.FT. (164.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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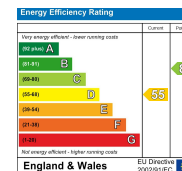
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