

Clifton Gardens

Hillingdon • Middlesex • UB10 0EZ

Guide Price: £475,000



coopers
est 1986

Clifton Gardens

Hillingdon • Middlesex • UB10 0EZ

A three bedroom semi-detached house situated on Clifton Gardens, a sought after residential road located just off Long Lane. The property offers convenient access to several highly regarded local schools. It is also close to a variety of local shops, Hillingdon

Metropolitan/Piccadilly line station, and the A40, providing easy links to London and the Home Counties. The property comprises 12ft living room, 10ft dining room, 10ft kitchen and 9ft conservatory, To the first floor, there is the 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and family bathroom. Outside, there is off street parking and private rear garden.

Three bedroom house

Semi detached

Oak farm

12ft living room

9ft dining room

9ft kitchen

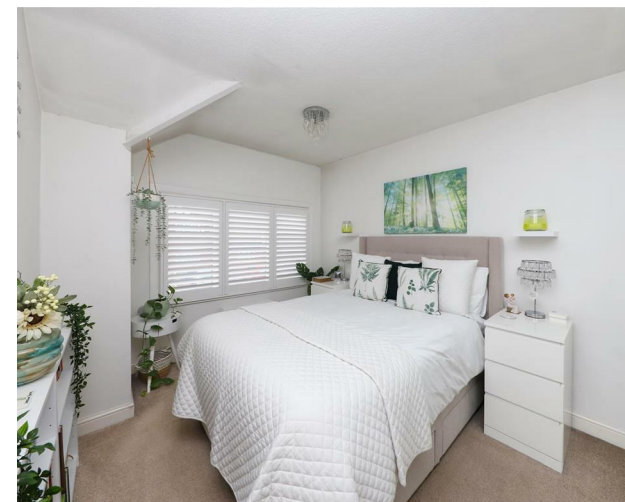
12ft main bedroom

11ft second bedroom

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 three bedroom semi-detached house situated on Clifton Gardens, that has been well maintained by the current owners with further potential to extend to the usual planning consents (S.T.P). The property comprises porch, entrance hall with doors leading to a 12ft living room, 10ft dining room, 10ft kitchen and 9ft conservatory. To the first floor, there is the 12ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes, 6ft third bedroom and family bathroom.

Location

Clifton Gardens is a sought after residential street located just off Long Lane. The property enjoys convenient access to several highly regarded local schools, including Oak Farm, Ryefield, St. Bernadette's, Swakeleys, and Abbotsfield. It's also close to a variety of local shops, Hillingdon Metropolitan/Piccadilly line station, and the A40, providing easy connections to London and the Home Counties. Uxbridge Town Centre, with its wide selection of shops, restaurants, and bars, is just over a mile away.

Outside

The front of the property has off street parking, whilst the private rear garden has been laid with artificial grass.



Schools:

St Bernadette Catholic Primary School 0.1 miles
 Swakeleys School for Girls 0.2 miles
 Oak Farm Infant School 0.3 miles



Train:

Hillingdon Station 0.9 miles
 Uxbridge Station 1.4 miles
 Ickenham Station 1.5 miles



Car:

M4, A40, M25, M40



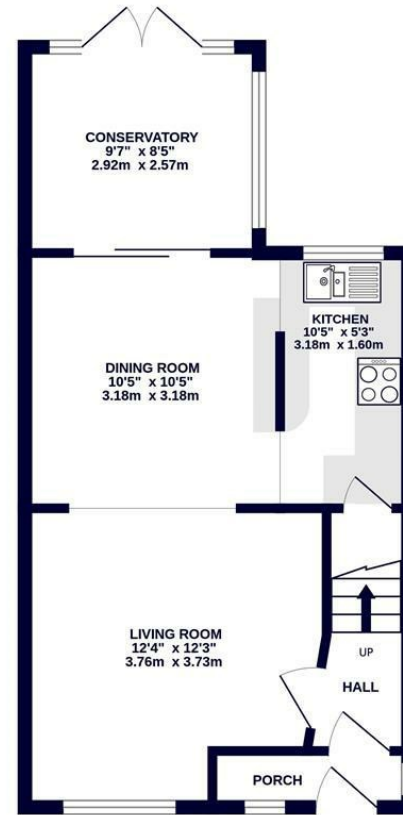
Council Tax Band:

D

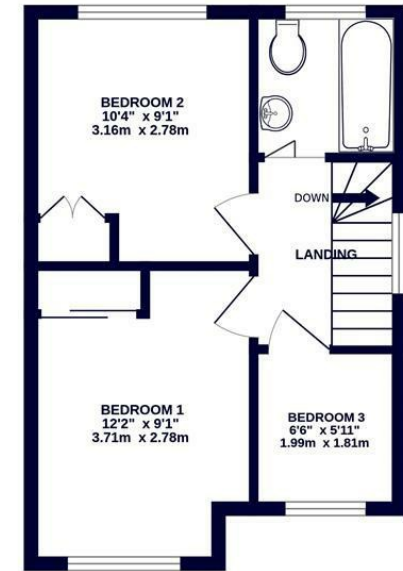
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
 323 sq.ft. (30.0 sq.m.) approx.



coopers
 est 1986

TOTAL FLOOR AREA: 759 sq.ft. (70.5 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.
 Made with Metropix ©2025



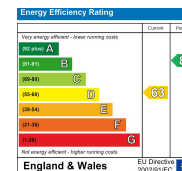
coopers
 est 1986

01895 230 103

109 Hillingdon Hill, Hillingdon Village,
 Middlesex, UB10 0JQ

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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.