

Harlington Road

Hillingdon • Middlesex • UB8 3HG

Guide Price: £450,000



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A three bedroom terraced house situated on Harlington Road, a popular residential road in Hillingdon which is conveniently located for local shops and schools. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 with their links to London and the Home Counties are all just a short drive away. The ground floor of the property comprises 13ft living room, 10ft dining room, 13ft kitchen and family bathroom. To the first floor there is a 13ft main bedroom with fitted wardrobes, 11ft second bedroom and 7ft third bedroom. Outside there is front and rear gardens along with a 17ft garage.

Three bedroom house

Terraced

Extended

No onward chain

13ft living room

13ft kitchen

13ft main bedroom with fitted wardrobes

Downstairs family bathroom

17ft garage also accessed via rear service road

Potential to create off street parking (S.T.P)

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 mid terraced house that is situated on a convenient residential road. The ground floor of the property comprises 13ft living room, 10ft dining room, 13ft kitchen and family bathroom. To the first floor there is a 13ft main bedroom with fitted wardrobes, 11ft second bedroom and 7ft third bedroom.

Outside

To the front of the property has the potential to create off street parking (S.T.P). The private rear garden is mainly laid to lawn with a 17ft garage at the bottom which can also be accessed via the rear service road.

Location

Harlington Road is a popular residential road in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 with their links to London and the Home Counties are all just a short drive away.





Schools:

Wood End Park Academy 0.4 miles
De Salis Studio College 0.5 miles
Hillingdon Primary School 0.7 miles



Train:

West Drayton station 1.4 miles
Hayes and Harlington station 1.7 miles
Uxbridge station 2.2 miles



Car:

M4, A40, M25, M40



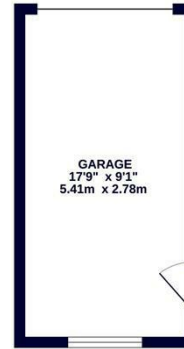
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)

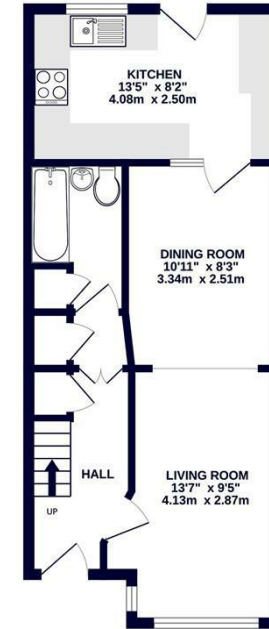


OUTBUILDING
162 sq.ft. (15.0 sq.m.) approx.



GARAGE
17'9" x 9'1"
5.41m x 2.78m

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



KITCHEN
13'5" x 8'2"
4.09m x 2.50m

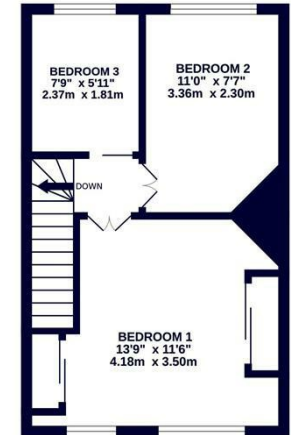
DINING ROOM
10'11" x 8'3"
3.34m x 2.51m

LIVING ROOM
13'7" x 9'5"
4.13m x 2.87m

TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



BEDROOM 3
7'9" x 5'11"
2.37m x 1.81m

BEDROOM 2
11'0" x 7'7"
3.36m x 2.30m

BEDROOM 1
13'9" x 11'6"
4.18m x 3.50m



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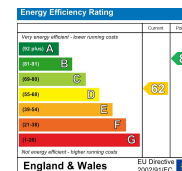
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.