

# Misbourne Road

Hillingdon • Middlesex • UB10 0HW

Offers In Excess Of: £500,000



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# Misbourne Road

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A three bedroom semi detached house situated on Misbourne Road, a popular residential road situated just off Long Lane and within walking distance of a number of highly regarded schools. Hillingdon Tube

Station is within walking distance while the A40/M40/M25/M4 are just a short drive away. The property comprises a 12ft living room, 10ft dining room, 10ft kitchen and 14ft family room. To the first floor, there is a 12ft main bedroom, a 10ft second bedroom with, a 7ft third bedroom and a family bathroom. Outside there is off street parking, 10ft workshop and private rear garden.

Three bedroom house

Semi detached

Sought after location

10ft kitchen

12ft living room

12ft main bedroom

10ft second bedroom

10ft outdoor workshop

Off street parking

Private rear garden

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 a sought after road just off of Long Lane that has been extended with potential to extend further, subject to the usual planning consents (S.T.P). There is a porch at the front as the ground floor of the property comprises 12ft living room, 10ft dining room, 10ft kitchen and 14ft family room. To the first floor, there is a 12ft main bedroom with fitted wardrobes, a 10ft second bedroom with fitted wardrobes, a 7ft third bedroom with built in wardrobes and a family bathroom.

### Location

Misbourne Road is a popular residential road situated just off Long Lane and within walking distance of a number of highly regarded primary schools such as St Bernadette's, Hillingdon Primary and Oak Farm, plus Bishopshalt Senior School. Hillingdon Tube Station is within walking distance while the A40/M40/M25/M4 are just a short drive away along with Stockley Park, Hillingdon Hospital, Brunel University, Heathrow Airport and Uxbridge Town Centre with its multitude of shops, bars and restaurants. For the sports enthusiasts Court Park, with its tennis courts and bowls club, Hillingdon Golf and Cricket Club and Uxbridge Leisure centre with its gym and inside and outside swimming pools are all close by.

### Outside

There is a tarmac driveway at the front, offering convenient off-street parking. At the rear, a private garden is predominantly laid to lawn, complemented by a spacious paved patio that spans the width of the property. Additional features include gated side access and a 10ft workshop.





### Schools:

St Bernadette Catholic Primary School 0.1 miles  
Oak Farm Junior School 0.3 miles  
Hillingdon Primary School 0.6 miles



### Train:

Hillingdon Station 1.0 miles  
Uxbridge Station 1.1 miles  
Ickenham Station 1.6 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



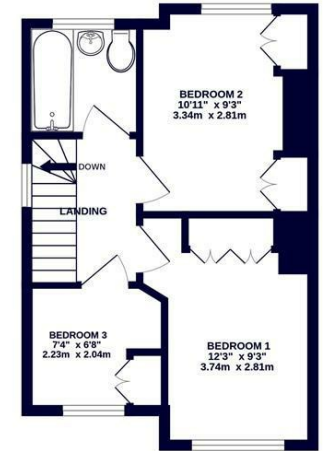
OUTBUILDING  
56 sq ft (5.2 sq m) approx.



GROUND FLOOR  
502 sq ft (46.6 sq m) approx.



1ST FLOOR  
324 sq ft (30.1 sq m) approx.



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TOTAL FLOOR AREA : 882 sq.ft. (81.9 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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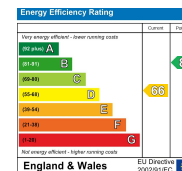
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