

Baxter Close

Hillingdon • Middlesex • UB10 0DE

Offers In Excess Of: £725,000



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A three bedroom, detached house situated in Baxter Close, a sought after residential road in Hillingdon located close to Long Lane, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station, and a number of highly regarded local schools. The property comprises a 26ft living room, 10ft dining room, 9ft kitchen, 18ft family room, 16ft playroom/office and downstairs W/C. The first floor comprises 13ft main bedroom, 11ft second bedroom, 7ft third bedroom and main family bathroom. Outside, there is off street parking and private rear garden.

Three bedroom house

Detached

Sought after location

Extended

26ft living room

9ft kitchen

13ft main bedroom with fitted wardrobes

11ft second bedroom with fitted wardrobes

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

An extended, three bedroom detached house located in Baxter Close that has been offered to the market in immaculate condition with the further potential to extend subject to the usual planning consents (S.T.P). The ground floor comprises entrance hall with doors leading to the spacious 26ft living room, 10ft dining room, 9ft kitchen, 18ft family room, 16ft garage that has been converted into a playroom/ office space and a downstairs W/C. To the first floor, you will find the 13ft main bedroom with fitted wardrobes, 11ft second bedroom with fitted wardrobes, 7ft third bedroom with fitted wardrobes and a family bathroom.

Location

Baxter Close is a sought-after residential street in Hillingdon, conveniently located near Long Lane. It provides easy access to a variety of local amenities, including shops, Hillingdon's Metropolitan and Piccadilly line train station, and several highly regarded schools such as St. Bernadette's, Oak Farm, and Bishopshalt Senior School. The A40/M40, offering excellent links to London and the Home Counties, is just a short drive away. Additionally, Uxbridge Town Centre, with its wide range of shopping options, bars, and restaurants, is within close proximity.

Outside

The property offers spacious off street parking for multiple cars whilst the private rear garden has been thoughtfully sectioned providing great space for outdoor enjoyment. Part of the garden has been laid to lawn whilst the remainder has been paved creating that low-maintenance feel! To the rear, there is a 10ft outbuilding that has been converted into an office.





Schools:

Highfield Primary School 0.2 miles
Oak Wood School 0.2 miles
Swakeleys School for Girls 0.2 miles



Train:

Hillingdon Station 1.3 miles
Uxbridge Station 1.5 miles
Ickenham Station 1.9 miles



Car:

M4, A40, M25, M40



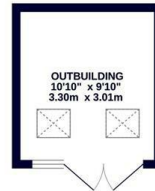
Council Tax Band:

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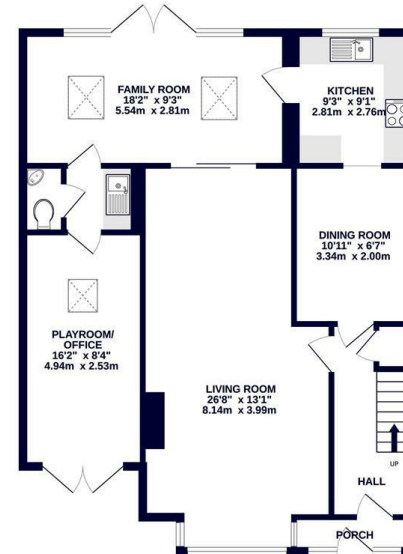
(Distances are straight line measurements from centre of postcode)



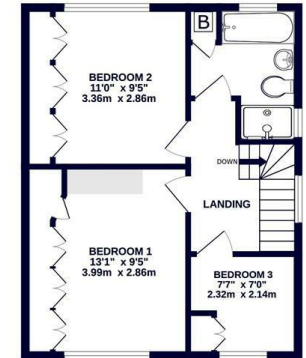
OUTBUILDING
187 sq.ft. (17.2 sq.m.) approx.



GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1473 sq.ft. (136.8 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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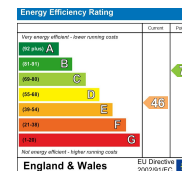
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.