

# Charles Street

Hillingdon • Middlesex • UB10 0SY

Asking Price: £625,000



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A three bedroom detached house that is conveniently situated for a number of amenities including local shops, schools and bus/road links. The property comprises 16ft living room, 9ft dining room, 9ft breakfast room and 12ft kitchen, whilst the first floor comprises, 11ft main bedroom, 10ft second bedroom, 10ft third bedroom and main family bath/shower room. Outside there is off street parking, private rear garden and 16ft brick-built gym and store room.

Three bedroom house

Detached

Potential to extend (S.T.P)

16ft living room

12ft kitchen

11ft main bedroom

10ft second bedroom

16ft outdoor gym and store room

Off street parking with EV charging point

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 spacious three bedroom detached house that has been well-maintained by the current owners, and offers the potential to extend subject to the usual planning consents. The ground floor comprises entrance hall with doors leading to the W/C, 16ft living room, 9ft dining room, 9ft breakfast room and 12ft kitchen. To the first floor, you will find the 11ft main bedroom, 10ft second bedroom, 10ft third bedroom and main family bath/shower room.

### Location

Situated just off the Uxbridge Road, Charles Street is centrally located to a number of highly regarded amenities including Stockley Business Park, Hillingdon Hospital, Heathrow Airport, Brunel University and Uxbridge town centre with its vast array of shopping facilities, restaurants and bars. For the commuter just a walk to the end of the road will provide you with a number of bus/road links right the way along the Uxbridge Road. Hillingdon and Uxbridge underground tube stations are less than a 10 minute car journey.

### Outside

The property offers off street parking for multiple cars with an EV charging point, whilst the private rear garden has been thoughtfully designed with a paved patio area across the rear of the property that runs along the side giving access to the 16ft brick-built garden gym and store room. The remainder of the garden has been laid to lawn.





### Schools:

Hewens Primary School 0.3 miles  
 Hillingdon Primary School 0.4 miles  
 Bishopshalt Secondary School 1.9 miles



### Train:

West Drayton 1.6 miles  
 Hillingdon 1.9 miles  
 Uxbridge 1.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

E

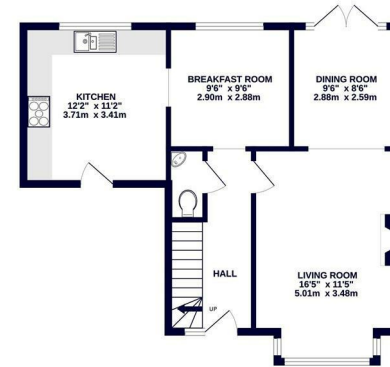
(Distances are straight line measurements from centre of postcode)



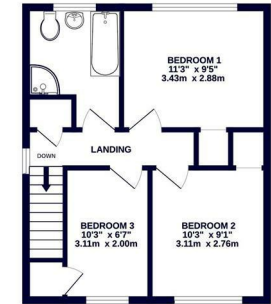
OUTBUILDING  
228 sq ft. (21.2 sq.m.) approx.



GROUND FLOOR  
573 sq ft. (53.2 sq.m.) approx.



1ST FLOOR  
421 sq ft. (39.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1222 sq.ft. (113.6 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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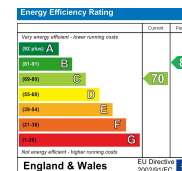
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