

# Hillingdon Hill

Hillingdon • Middlesex • UB10 0JB

Offers In Excess Of: £500,000



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A three bedroom, semi-detached house situated on Hillingdon Hill, a sought after residential road in Hillingdon Village offering access to a number of local amenities and a number of highly-regarded schools. Uxbridge town centre with its variety of facilities and Metropolitan/Piccadilly line train station is located just under a mile away. The A40/M40 and M4 are a short drive away. The property comprises 14ft living room, 13ft dining room, 9ft kitchen, 16ft conservatory with W/C and shower room. The first floor comprises 15ft main bedroom, 12ft second bedroom, 10ft third bedroom and main family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

Semi-detached

No onward chain

Potential to extend (S.T.P)

14ft living room

13ft dining room

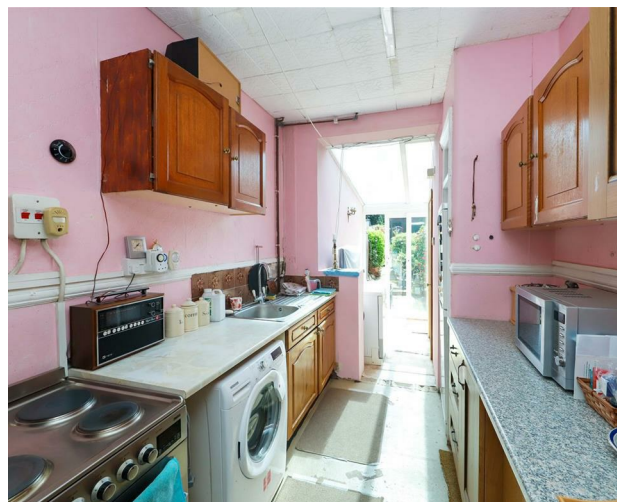
15ft main bedroom

12ft 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 that has been offered to the market with no onward chain, and the potential to extend subject to the usual planning consents (S.T.P). The property comprises entrance hall with doors leading to 14ft living room, 13ft dining room, 9ft kitchen, 16ft conservatory with W/C and shower room with underfloor heating. To the first floor, the property features 15ft main bedroom, 12ft second bedroom, 10ft third bedroom and main family bathroom.

### Location

Hillingdon Hill is a sought after residential road in Hillingdon Village offering access to a number of local amenities including local shops, bus/road links, Brunel University, Hillingdon Hospital, Hillingdon golf and cricket club, Stockley Park and a number of schools including Bishopshalt senior school. Uxbridge town centre with its variety of shops, bars, restaurants and Metropolitan/Piccadilly line train station is located just under a mile away. The A40/M40 and M4 are a short drive away offering access to Heathrow, London and the Home Counties.

### Outside

The property offers off street parking and side access to the private rear garden that has been paved throughout creating a very low-maintenance space.







### Schools:

Bishopshalt School 0.3 miles  
 Uxbridge High School 0.5 miles  
 ACS Hillingdon International School 0.6 miles



### Train:

Uxbridge train station 1.0 miles  
 Hillingdon train station 1.4 miles  
 West Drayton train station 1.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

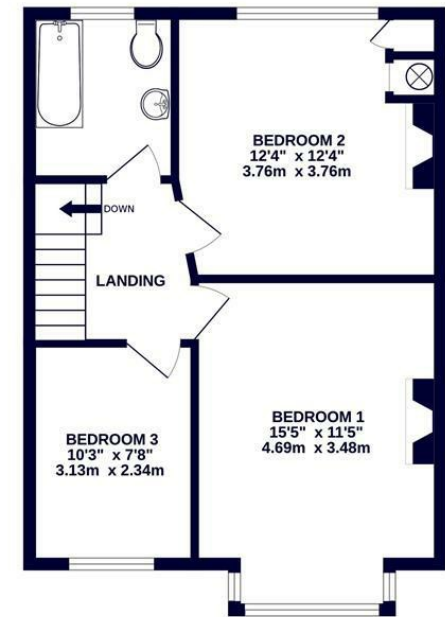
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
 494 sq.ft. (45.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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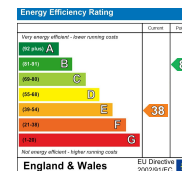
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