

# Tudor Way

Hillingdon • Middlesex • UB10 9AB  
Offers In Excess Of: £1,100,000



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# Tudor Way

Hillingdon • Middlesex • UB10 9AB

A fabulous four bedroom detached house that has been extended and modernised creating a wonderful family home on a sought after road in North Hillingdon. The property is entered via a spacious hallway with doors leading to the W.C, 13ft living room and fabulous 27ft kitchen / diner family room which in turn provides access to the utility room and 9ft office. To the first floor there is a 14ft main bedroom with a range of newly fitted wardrobes and ensuite shower room, 12ft second bedroom, 10ft third bedroom, 12ft fourth bedroom and family bathroom. Outside there is off street parking and a generous rear garden.

Four bedroom detached house

Premier road in North Hillingdon

Extended and modernised throughout

13ft living room

27ft kitchen / family room

Utility room

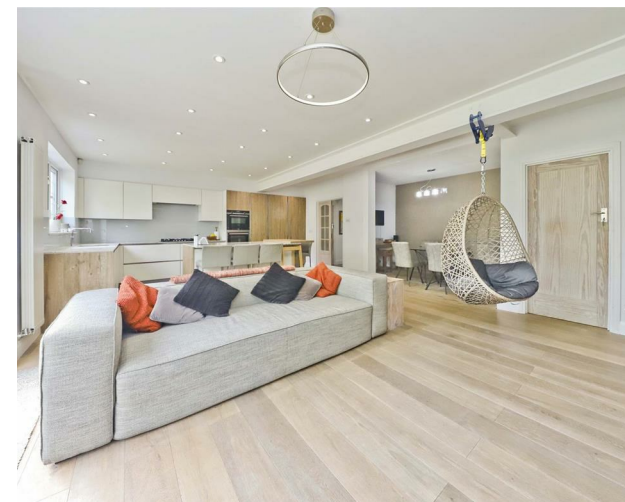
9ft office

Ground floor w.c

Ensuite bathroom

Off street parking and generous 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 fabulous four bedroom detached house that has been extended and modernised creating a wonderful family home on a sought after road in North Hillingdon that has further potential to extend (s.t.p). The property is entered via a spacious hallway with doors leading to the W.C, 13ft living room and fabulous 27ft kitchen / diner family room which in turn provides access to the utility room and 9ft office. To the first floor there is a 14ft main bedroom with a range of newly fitted wardrobes and ensuite shower room, 12ft second bedroom, 10ft third bedroom, 12ft fourth bedroom and family bathroom.

### Location

Tudor Way is a sought after, tree lined, residential road in North Hillingdon. There are local shops, bus links and a number of well regarded schools in close proximity including St Helens private school, St Bernadettes, Oak Farm and Vyners Senior School along with a number of recreational facilities nearby including Hillingdon Golf and Cricket Club and Court Park. Uxbridge Town centre with its variety of shops, restaurants and bars is located under a mile away while for the commuter the A40/M40 is a short drive away and Hillingdon tube station with its direct links to London is within walking distance.

### Outside

The front has been block paved creating off street parking for numerous cars. To the rear is a generous garden that is mainly laid to lawn with a patio area across the rear of the house.





### Schools:

Oak Farm Infant School 0.5 miles  
 Vyners School 0.7 miles  
 Swakeleys School for Girls 1.0 miles



### Train:

Hillingdon 0.3 miles  
 Ickenham 0.9 miles  
 Uxbridge 1.1 miles



### Car:

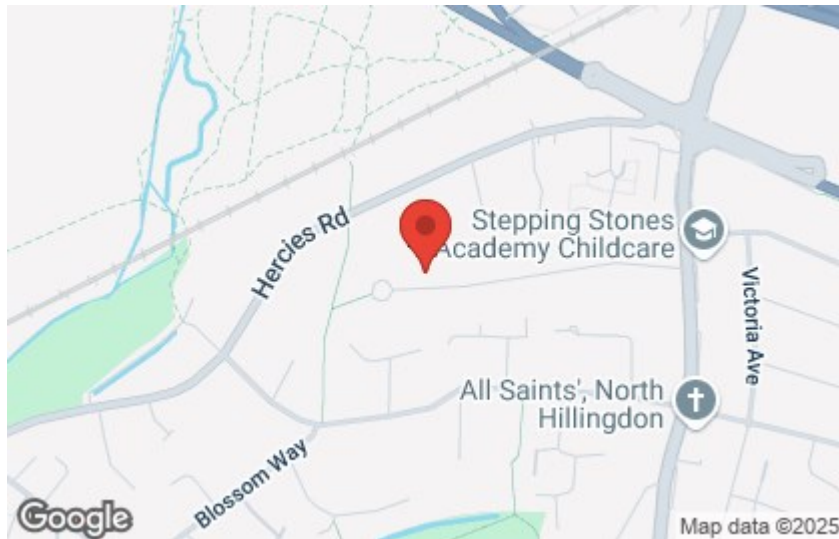
M4, A40, M25, M40



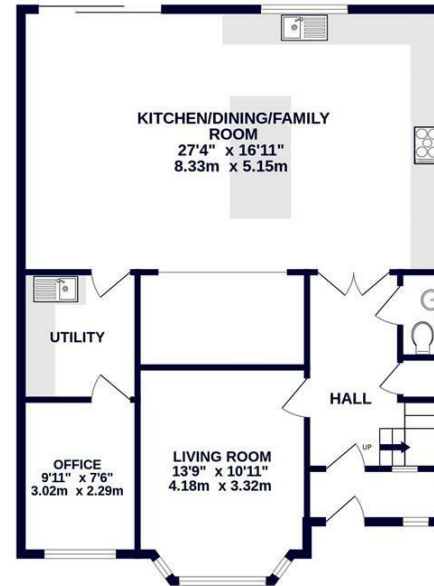
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR  
 680 sq.ft. (63.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1638 sq.ft. (152.2 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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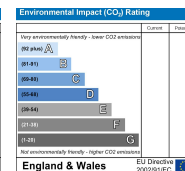
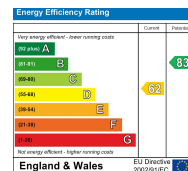
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