

# De Salis Road

Hillingdon • Middlesex • UB10 0SP  
Guide Price: £400,000



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# De Salis Road

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A two bedroom terraced house situated on De Salis Road, a quiet residential road which is positioned just off the Uxbridge Road offering easy access to a number of amenities including schools, numerous local shops and bus/road links. The ground floor of the property comprises of a porch, 18ft living room and 12ft kitchen. To the first floor is a 12ft main bedroom, 10ft second bedroom and family bathroom. Outside there is off street parking, private rear garden and 17ft garage.

Two bedroom house

Terraced

Convenient location

18ft living room

12ft kitchen

12ft main bedroom

10ft second bedroom

Off street parking

Private rear garden

17ft garage

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 two bedroom terraced home ideal for first time buyers and investors alike. The ground floor of the property comprises of a porch, 18ft living room and 12ft kitchen. To the first floor is a 12ft main bedroom, 10ft second bedroom and family bathroom.

## Outside

The front of the property benefits from off street parking, whilst the private rear garden has been laid with artificial lawn. There is a 15ft garage located in a block nearby.

## Location

De-Salis Road is a quiet residential road which is positioned just off the Uxbridge Road offering easy access to a number of amenities including schools, numerous local shops including Marks & Spencer and bus/road links. The M4/A40/M40 road links to London and the Home Counties and Uxbridge Town Centre with its vast array of shops, restaurants, bars and Metropolitan/Piccadilly line train station are approximately just over a mile away.



## Schools:

Hillingdon Primary School 0.5 miles  
 Highfield Primary School 0.7 miles  
 Bishopshalt Senior School 1.3 miles



## Train:

Hillingdon 2.2 miles  
 Hayes and Harlington 2.9 miles  
 West Drayton 3.0 miles



## Car:

M4, A40, M25, M40



## Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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109 Hillingdon Hill, Hillingdon Village,  
 Middlesex, UB10 0JQ

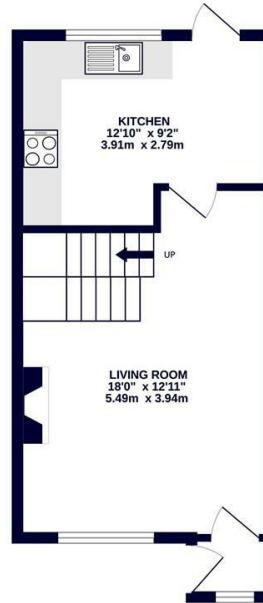
hillingdon@coopersresidential.co.uk

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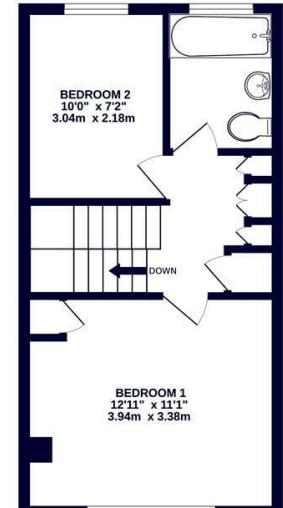
OUTBUILDING



GROUND FLOOR



1ST FLOOR



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TOTAL FLOOR AREA: 840sq ft (78.0 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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 service, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

Made with Metroplan 2000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	Very energy efficient - higher running costs		
99-100 A	0-30 G	89	68
90-91 B	31-40 C		
81-90 D	41-50 E		
71-80 E	51-60 F		
61-70 F	61-70 G		
EU Directive 2002/91/EC			
England & Wales			

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