

Sheridan Close

Hillingdon • Middlesex • UB10 0QT

Guide Price: £450,000



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An extended 2 bedroom end terraced house positioned just off the Uxbridge Road offering easy access to a number of amenities including sought after schools such as Hillingdon Primary, numerous local shops and transport links. The property comes to the market with the advantage of no onward chain and briefly offers a porch, 20ft lounge, 14ft kitchen/breakfast room, 13ft master bedroom with fitted wardrobes, 12ft second bedroom with fitted wardrobes and family bathroom. The front of the property has been lawned with a pathway leading to front door. There are a number of communal parking bays along with a garage in block. The fully enclosed rear garden is mainly laid to lawn.

Two bedroom house

End terraced

Extended

20ft Through lounge

14ft Kitchen/breakfast room

Communal parking bays

Garage

Private rear garden

Cul-de-sac location

Convenient location

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 end of terrace house situated on a popular residential road in Hillingdon. The ground floor comprises a 20ft living room, 14ft kitchen and garage. To the first floor there is a 13ft main bedroom with fitted wardrobes, 12ft second bedroom and family bathroom.

Location

Sheridan Close is positioned just off the Uxbridge Road offering easy access to a number of amenities including sought after schools such as Hillingdon Primary, 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.

Outside

The front of the property has been lawned with a pathway leading to front door. There are a number of communal parking bays along with a garage in block. The fully enclosed rear garden is mainly laid to lawn.



Schools:

Hillingdon Primary 0.4 miles
Hewens College 0.4 miles
Bishopshalt Senior School 1 mile



Train:

Hillingdon Station 2 miles
Uxbridge Station 2 miles
Hayes and Harlington Station 2.5 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
136 sq.ft. (12.7 sq.m.) approx.



GARAGE

GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



KITCHEN/DINER
14'0" x 13'0"
4.27m x 3.96m

LIVING ROOM
20'7" x 13'0"
6.27m x 3.96m

1ST FLOOR
360 sq.ft. (33.3 sq.m.) approx.



BEDROOM 2
12'10" x 7'0"
3.90m x 2.14m

BEDROOM 1
13'0" x 13'0"
3.96m x 3.95m

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TOTAL FLOOR AREA : 939 sq.ft. (87.2 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 is given as to their operability or efficiency can be given.

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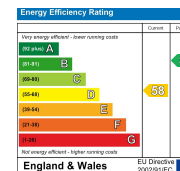
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