

Marlborough Road

Hillingdon • Middlesex • UB10 0PR

Guide Price: £539,950



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A three bedroom, semi-detached house situated on Marlborough Road, a well-positioned residential street that offers peaceful surroundings, while being just moments from the bustling Uxbridge Road. It benefits from access to a wide range of amenities, including local schools, shops and excellent bus and road links to the M4, A40, and M40 motorways. Uxbridge Town Centre, and Metropolitan and Piccadilly line station, is located just over a mile away. The property comprises 12ft living room, 12ft kitchen diner and a W/C. The first floor comprises 11ft main bedroom, 10ft second bedroom, 8ft third bedroom and main family bathroom. Outside, there is off street parking and private rear garden with a 15ft garden office.

Three bedroom house

Semi detached

Potential to extend (S.T.P)

Great transport links

12ft living room

12ft kitchen/diner

11ft main bedroom with fitted wardrobes

15ft garden office

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 in great condition by the current owners and with the potential to extend subject to the usual planning consents. The property comprises porch, entrance hall with doors leading to the 12ft living room, 12ft kitchen diner and a W/C. To the first floor, you will find the 11ft main bedroom with fitted wardrobes, 10ft second bedroom, 8ft third bedroom and main family bathroom.

Location

Marlborough Road is a well-positioned residential street that offers peaceful surroundings near open farmland, while being just moments from the bustling Uxbridge Road. It benefits from access to a wide range of amenities, including local schools, shops such as Marks & Spencer, and excellent bus and road links. It is within great connectivity, with the M4, A40, and M40 motorways providing direct routes into Central London and the Home Counties. Uxbridge Town Centre, with its extensive selection of shops, restaurants, bars, and Metropolitan and Piccadilly line station, is located just over a mile away.

Outside

The property offers ample off street parking whilst the private rear garden is mainly laid to lawn. Along the edges of the garden there is a paved patio/footpath leading to the 15ft garden office that has fitted cupboards, creating great space for outdoor enjoyment.



Schools:

Hillingdon Primary School 0.2 miles
 Highfield Primary School 0.5 miles
 Oak wood & Swakeleys High School 1.2 miles



Train:

Hillingdon 1.5 miles
 Uxbridge 1.7 miles
 West Drayton 1.9 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

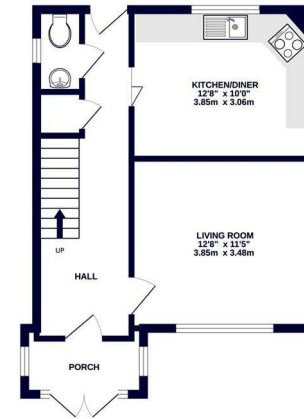
(Distances are straight line measurements from centre of postcode)



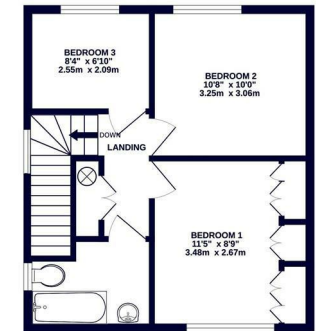
OUTBUILDING
232 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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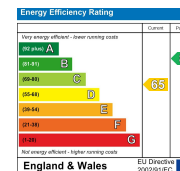
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