

# Chapter Close

North Hillingdon • Middlesex • UB10 9LA

Offers In Excess Of: £800,000



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# Chapter Close

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A spacious and flexible three bedroom, detached chalet-style bungalow situated on a sought after residential Cul-De-Sac in North Hillingdon. There are a number of well regarded schools in close proximity along with recreational facilities, the A40 and Uxbridge Town Centre with its array of shops, restaurants, bars and the Piccadilly/Metropolitan Line Station. The ground floor of the property comprises hallway, 18ft living room which opens onto the 12ft dining room, 14ft kitchen/breakfast room, 14ft sitting room, 14ft main bedroom and shower room. To the first floor, you will find the 13ft second bedroom, 10ft third bedroom and family bath/shower room. Outside, there is off street parking, private rear garden along with the outdoor utility room, 19ft garage and workshop/store room.

Three bedroom chalet bungalow

Detached

Potential to extend (S.T.P)

Modernised throughout

18ft living room

14ft kitchen/breakfast room

14ft main bedroom with fitted wardrobes

Off street parking

Private rear garden

19ft 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 spacious three bedroom, detached chalet-style bungalow, that has been offered to the market in immaculate condition, with the potential to extend subject to the usual planning consents while currently offering a flexible living space. The ground floor of the property comprises porch, entrance hall with doors leading to the 18ft living room, 12ft dining room, 14ft kitchen/breakfast room, 14ft sitting room, 14ft main bedroom with fitted wardrobes and shower room. To the first floor, you will find ample eaves storage, 13ft second bedroom with fitted wardrobes, 10ft third bedroom and family bath/shower room.

### Location

Chapter Close is a sought after residential Cul-De-Sac in North Hillingdon that is conveniently located for a number of well regarded schools and recreational facilities also nearby such as Hillingdon Golf and Cricket Club, Court Park and the newly opened fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40 giving access to London and the Home Counties.

### Outside

The property offers off street parking and a private rear garden that is mainly laid to lawn, whilst a patio area is stretched across the back of the property creating great space for outdoor enjoyment. Following the paved footpath, you will come across an outdoor utility room, 19ft garage and workshop/store room.





### Schools:

John Locke Academy 0.3 miles  
Vyners School 0.9 miles  
Hillingdon Primary School 1.1 miles



### Train:

Hillingdon Station 0.7 miles  
Uxbridge Station 0.8 miles  
Ickenham Station 1.4 miles



### Car:

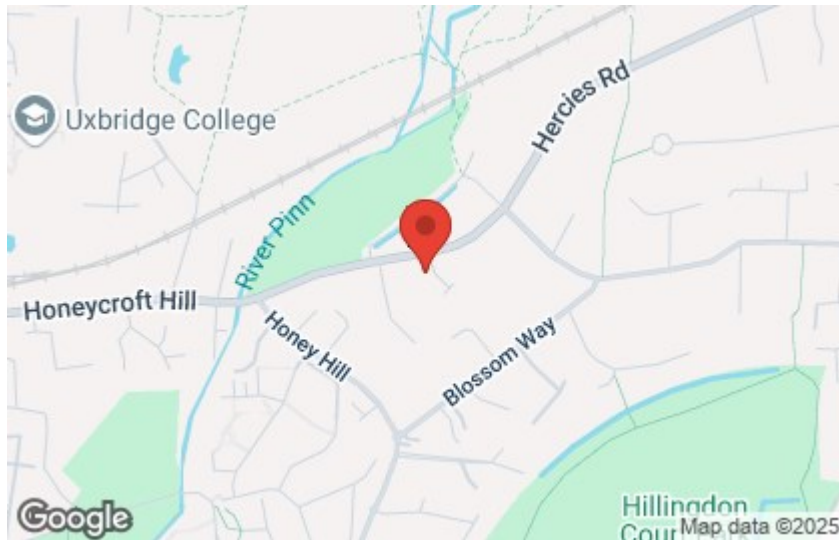
M4, A40, M25, M40



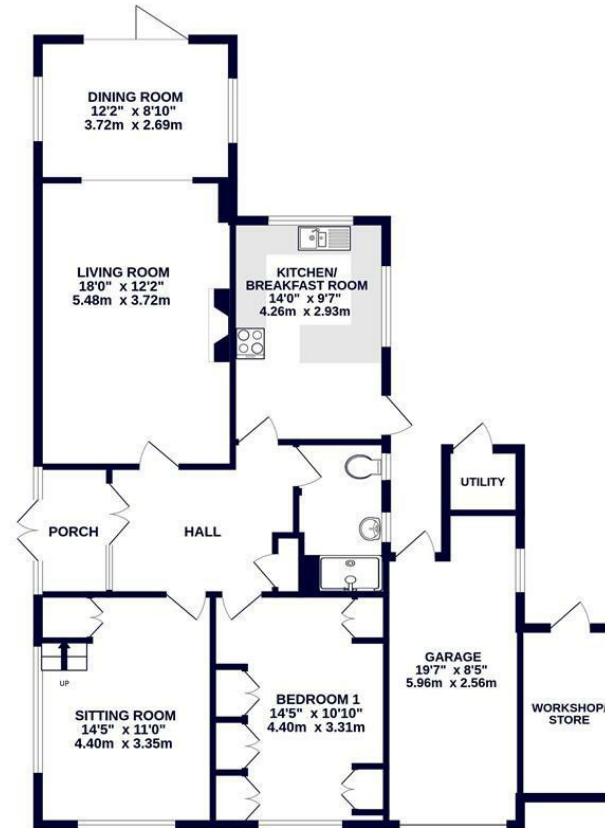
### Council Tax Band:

G

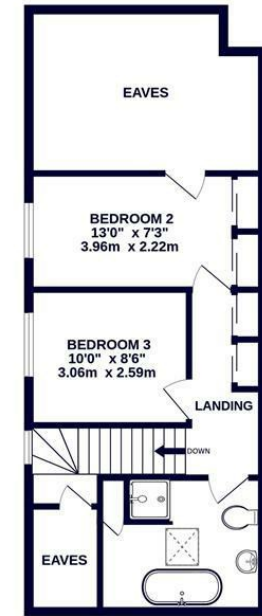
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1193 sq.ft. (110.8 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1740 sq.ft. (161.6 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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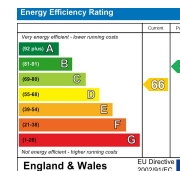
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.