

# Aintree Close

Hillingdon • Middlesex • UB8 3HS

Offers In Excess Of: £500,000



coopers  
est 1986



# Aintree Close

Hillingdon • Middlesex • UB8 3HS

A three bedroom end terraced house situated on a popular residential road in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre and its Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 are all just a short drive away. The property comprises 14ft kitchen, 9ft dining area, utility room with W/C and 16ft living room. To the first floor is the 10ft main bedroom, 10ft second bedroom, 10ft third bedroom and family bathroom. Outside there is off street parking and private rear garden.

Three bedroom house

End-terraced

Sought after location

Great transport links

14ft kitchen

9ft dining area

16ft living room

10ft main bedroom

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, end-terraced house ideal for first time buyers and investors alike, which has been well maintained by the current owners. The property comprises 14ft kitchen, 9ft dining area, utility room with W/C and 16ft living room. To the first floor is the 10ft main bedroom, 10ft second bedroom, 10ft third bedroom and family bathroom.

### Location

Aintree Close is a popular residential road in Hillingdon which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 with their links to London and the Home Counties are all just a short drive away.

### Outside

The front of the property has been paved creating off street parking, whilst the private rear garden is mainly laid to lawn along with a patio area across the rear of the house.



### Schools:

Colham Manor Primary School 0.5 miles  
 Hillingdon Primary School 0.6 miles  
 De Salis Studio College 0.6 miles



### Train:

West Drayton Station 1.4 miles  
 Hayes & Harlington Station 1.8 miles  
 Uxbridge Station 2.1 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

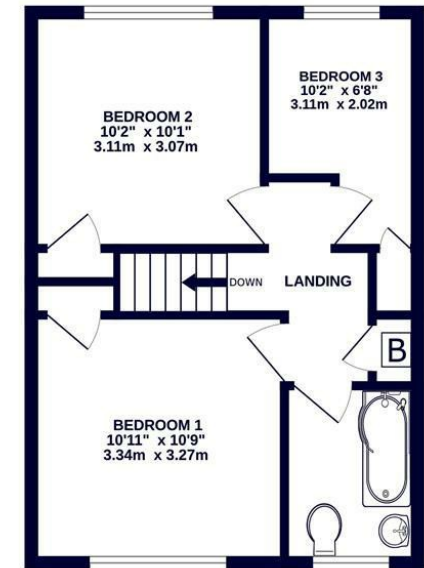
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
 398 sq.ft. (37.0 sq.m.) approx.



coopers  
 est 1986

TOTAL FLOOR AREA : 887 sq.ft. (82.4 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.  
 Made with Metropix ©2025



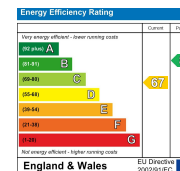
coopers  
 est 1986

01895 230 103

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

hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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.