

Misbourne Road

Hillingdon • Middlesex • UB10 0HW

Guide Price: £550,000



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A three bedroom, semi-detached house situated on Misbourne Road, a sought-after residential street just off Long Lane. This property is within walking distance of several highly regarded schools and Hillingdon Tube Station, with the A40, M40, M25, and M4 motorways just a short drive away. The ground floor features a spacious 12ft living room, 15ft dining room and 14ft kitchen/breakfast room. The first floor comprises 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and main family bathroom.

Three bedroom house

Semi-detached

Sought after location

Extended

12ft living room

14ft kitchen/breakfast room

12ft main bedroom

13ft summer house

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

An extended three bedroom, semi-detached house that has been well maintained by the current owners. The property comprises porch, 12ft living room, 15ft dining room and 14ft kitchen/breakfast room. To the first floor, you will find the 12ft main bedroom, 10ft second bedroom, 6ft third bedroom and main bathroom.

Location

Misbourne Road is a popular residential road situated just off Long Lane and within walking distance of a number of highly regarded primary schools such as St Bernadette's, Hillingdon Primary and Oak Farm, plus Bishopshalt Senior School. Hillingdon Tube Station is within walking distance while the A40/M40/M25/M4 are just a short drive away along with Stockley Park, Hillingdon Hospital, Brunel University, Heathrow Airport and Uxbridge Town Centre with its multitude of shops, bars and restaurants. For the sports enthusiasts Court Park, with its tennis courts and bowls club, Hillingdon Golf and Cricket Club and Uxbridge Leisure centre with its gym and inside and outside swimming pools are all close by.

Outside

The property offers off street parking, whilst the private rear garden has been mainly laid to lawn with a large patio area at the back of the house creating great space for outdoor enjoyment. The garden also features a 13ft summer house/store room.



Schools:

St Bernadette Catholic Primary School 0.1 miles
Oak Farm Junior School 0.3 miles
Hillingdon Primary School 0.6 miles



Train:

Hillingdon Station 1.0 miles
Uxbridge Station 1.1 miles
Ickenham Station 1.6 miles



Car:

M4, A40, M25, M40



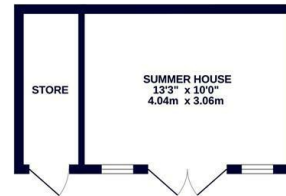
Council Tax Band:

D

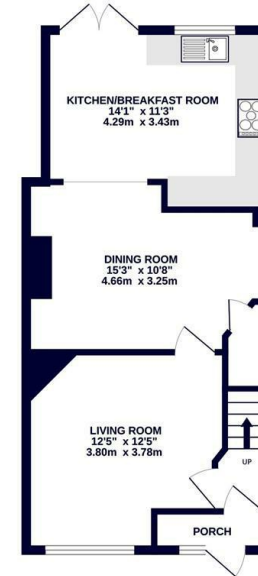
(Distances are straight line measurements from centre of postcode)



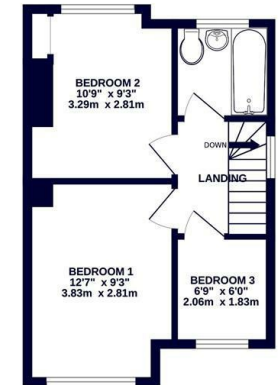
OUTBUILDING
172 sq.ft. (16.0 sq.m.) approx.



GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



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TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (78-80)		
E (75-77)		
F (73-74)		
G (71-72)		
Not energy efficient - higher running costs		
England & Wales		
EPC Directive 2002/91/EC		

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.