

# Ashdown Road

Hillingdon • Middlesex • UB10 0EW

Offers In Excess Of: £425,000



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# Ashdown Road

Hillingdon • Middlesex • UB10 0EW

A two bedroom mid-terraced house situated on Ashdown Road, a sought after residential road in Hillingdon situated just off Long Lane, offering access to a number of local amenities, including local shops, numerous bus links including U2, 607 and 207 and Hillingdon's Metropolitan/Piccadilly line train station. The property comprises 10ft kitchen, 13ft dining room and 15ft living room. The first floor features the 13ft main bedroom with fitted wardrobes, 11ft second bedroom and family bathroom. Outside, there is off street parking and private rear garden.

Two bedroom house

Mid-terraced

Sought after location

15ft living room

10ft kitchen

13ft dining room

13ft main bedroom with fitted wardrobes

Private rear garden

Garage

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 two bedroom, terraced house which is situated on a convenient road just off Long Lane that offers the opportunity to extend subject to the usual planning consents. The property comprises entrance hall with doors leading to the 10ft kitchen, 13ft dining room and 15ft living room. To the first floor, you will find the 13ft main bedroom with fitted wardrobes, 11ft second bedroom and family bathroom.

### Location

Ashdown Road is a sought after residential road in Hillingdon situated just off Long Lane, offering access to a number of local amenities, including local shops, numerous bus links including U2, 607 and 207 and Hillingdon's Metropolitan/Piccadilly line train station. There are a number of highly regarded local schools, including the Ofsted rated outstanding Hillingdon primary, Swakeleys senior school for girls, along with the popular St Bernadettes, Oak Farm and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away, along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.

### Outside

The property offers off street parking as well as its own allocated garage just in front of the house. The private rear garden has been laid with artificial grass making it very low maintenance.





### Schools:

Hillingdon Primary 0.4 miles  
 St Bernadettes 0.4 miles  
 Bishopshalt Senior school 0.4 miles



### Train:

Hillingdon station 1.3 miles  
 Uxbridge station 1.3 miles  
 Ickenham station 1.9 miles



### Car:

M4, A40, M25, M40



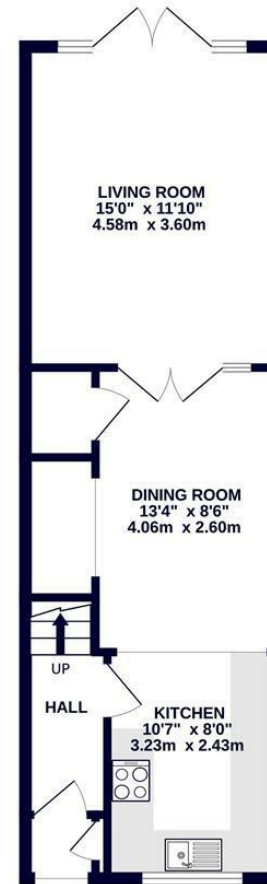
### Council Tax Band:

D

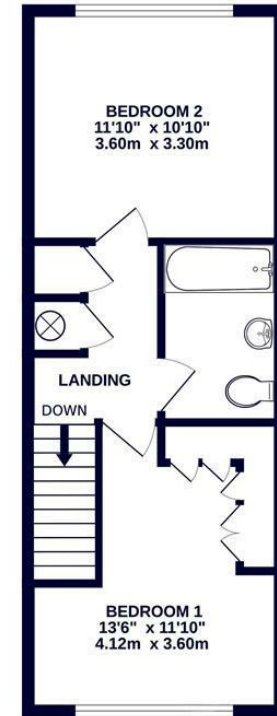
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR  
 388 sq.ft. (36.0 sq.m.) approx.



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TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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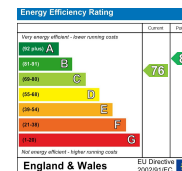
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01895 230 103

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

hillingdon@coopersresidential.co.uk

**CoopersResidential.co.uk**



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