

Weald Road

Hillingdon • Middlesex • UB10 0HG

Guide Price: £500,000



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A three bedroom, semi-detached house situated on Weald Road, part of the ever popular Silver Estate which is one of Hillingdon's most sought after locations, offering access to a number of local amenities, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre. The property comprises 12ft living room and 15ft kitchen/dining room. The first floor features the 12ft main bedroom, 10ft second bedroom and 6ft third bedroom. Outside there is off street parking and private rear garden.

Three bedroom

Semi-detached

Sought after location

Potential to extend (S.T.P)

12ft living room

15ft kitchen/diner

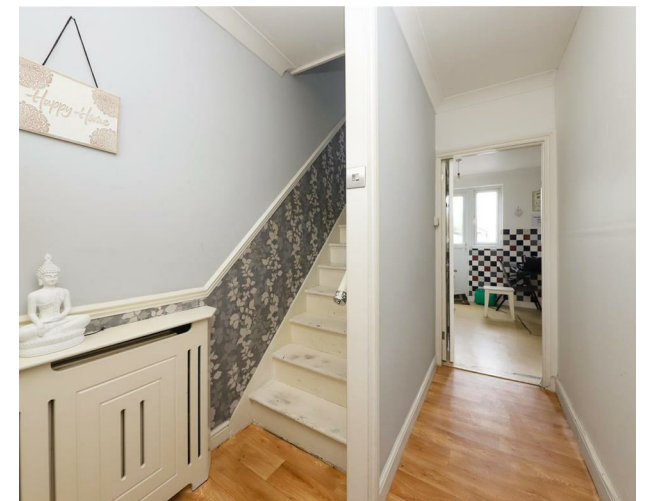
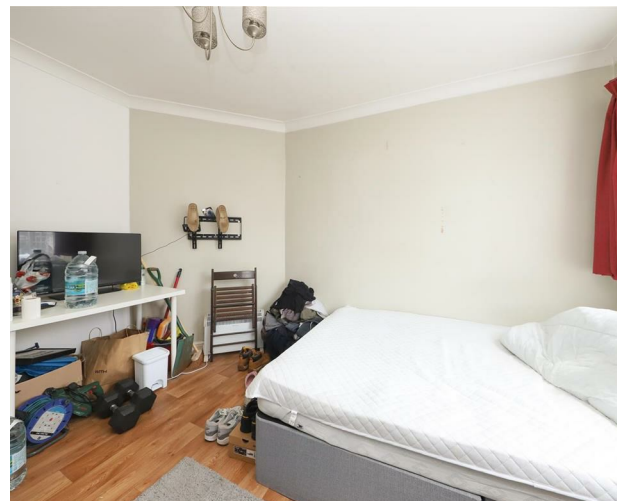
12ft main bedroom

10ft second bedroom

Off street parking

Private rear garden

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 with generous sized rooms throughout and the potential to extend subject to the usual planning consents. The property comprises entrance hall with doors leading to the 12ft living room and 15ft kitchen/dining room. To the first floor, you will find the 12ft main bedroom, 10ft second bedroom and 6ft third bedroom.

Location

Weald Road is located on the ever popular Silver Estate which is one of Hillingdon's most sought after locations, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded schools including 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

Outside there is off street parking for several cars and a private rear garden that has been mainly laid to lawn with borders of shrubs and bushes.



Schools:

St Bernadette Catholic Primary School 0.2 miles
 Hillingdon Primary School 0.4 miles
 Bishopshalt School 0.4 miles



Train:

Hillingdon station 1.1 miles
 Uxbridge station 1.2 miles
 Ickenham station 1.7 miles



Car:

M4, A40, M25, M40



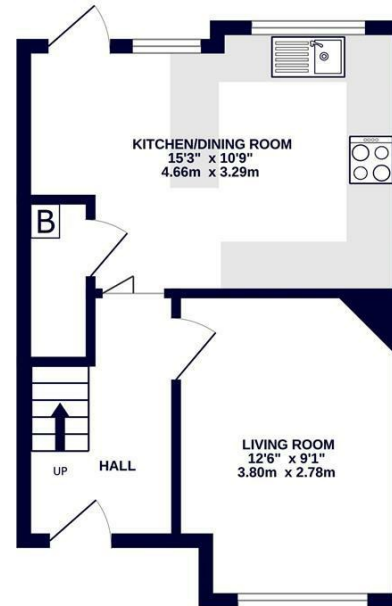
Council Tax Band:

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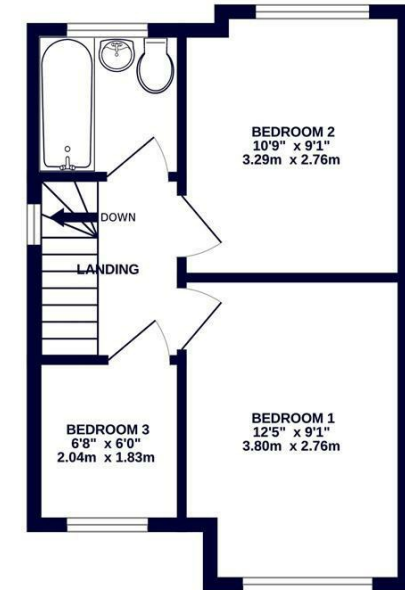
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
 327 sq.ft. (30.4 sq.m.) approx.



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TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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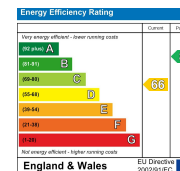
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