

# Charnwood Road

Hillingdon • Middlesex • UB10 0HZ

Guide Price: £500,000



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Nestled on the ever-popular Charnwood Road, this beautifully presented three-bedroom end-of-terrace home has been offered to the market set just off Long Lane, offering convenient access for local shop, highly regarded schools and just a stone-throw away from public transport links while the A40 and M40 are just a short drive away. Inside, you will find a generously sized 19ft kitchen and breakfast room a 15ft lounge that opens out to the private garden. The first floor features two generously sized bedrooms of 13ft and 12ft and a modern family bathroom, while the top floor is home to a stunning 23ft main bedroom. Outside, there is a charming front garden and a private rear garden that's mainly laid to lawn. The property also benefits from off-street parking and a 16ft garage.

End-terraced three-bedroom house

Sought after location

19ft kitchen/breakfast room

15ft lounge with garden access

23ft top-floor main bedroom

16ft garage

Off street parking for 2 cars

Private rear garden & charming front garden

Excellent schools

Great transport links nearby

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

Nestled on the ever-popular Charnwood Road, this beautifully presented three-bedroom end-of-terrace home offers a perfect blend of comfort, style, and convenience—ideal for growing families, professionals, or anyone seeking a peaceful yet well-connected place to call home. Step inside and you'll find a bright and spacious layout designed for modern living. The ground floor boasts a generously sized 19ft kitchen and breakfast room, perfect for morning coffees or evening entertaining, alongside a 15ft lounge that opens out to the private garden—creating a seamless flow between indoor and outdoor living. Upstairs, the first floor features two well-proportioned bedrooms and a stylish family bathroom, while

### Location

Set just off Long Lane, Charnwood Road is ideally positioned for access to a wealth of local amenities, highly regarded schools, and excellent transport links. Hillingdon's Metropolitan and Piccadilly line stations are nearby, offering a quick and easy commute into Central London, while the A40/M40 is just a short drive away.

### Outside

Outside, the home features a charming front garden, adding to its kerb appeal, and a private rear garden that's mainly laid to lawn - ideal for relaxing, gardening, or summer get-togethers. The property also benefits from off-street parking for two cars and a 16ft garage, giving you both convenience and peace of mind.



### Schools:

St Bernadette's Catholic Primary School 0.4 miles  
Oak Wood & Swakeleys School 0.4 miles  
Hillingdon Primary School 0.5 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

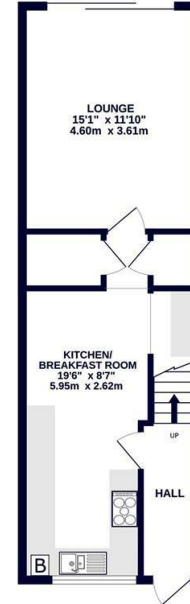
(Distances are straight line measurements from centre of postcode)



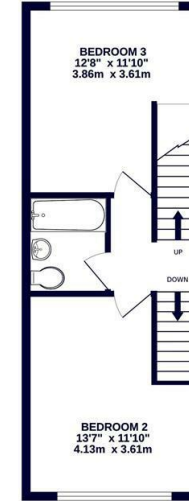
OUTBUILDINGS  
235 sq.ft. (21.7 sq.m.) approx.



GROUND FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



FIRST FLOOR  
389 sq.ft. (35.7 sq.m.) approx.



SECOND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1240 sq.ft. (115.2 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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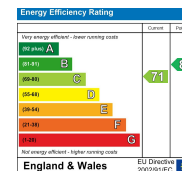
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