

Arklay Close

Hillingdon • Middlesex • UB8 3WP

Guide Price: £520,000



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A three bedroom, mid-terraced townhouse situated in a popular gated development offering generously proportioned rooms throughout opposite Hillingdon Hospital and a short stroll from Hillingdon Hill with its local shops, schools and transport links. The property comprises 9ft third bedroom, utility room and downstairs shower room. The first floor comprises 16ft lounge/diner and 8ft kitchen. The second floor comprises 14ft second bedroom, 11ft first bedroom with shower en-suite and family bathroom. Outside there is off street parking, private rear garden and 16ft garage.

Three bedroom town house

Mid-terraced

Gated development

16ft lounge/diner

8ft kitchen

Utility room

14ft bedroom with fitted wardrobes

16ft garage

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

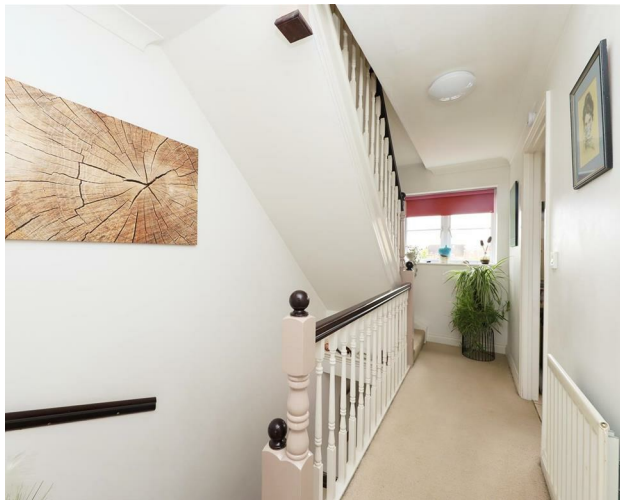
A three bedroom town house that has been offered to the market with generously proportioned rooms throughout. The three-story property comprises spacious entrance hall with doors leading to the 9ft third bedroom, utility room and downstairs shower room. To the first floor, there is the 16ft lounge/diner and 8ft kitchen. To the second floor, you will find the 14ft second bedroom with fitted wardrobes, 11ft first bedroom with fitted wardrobes and shower en-suite and family bathroom.

Location

Arklay Close is a modern gated development located opposite Hillingdon Hospital and a short stroll from Hillingdon Hill with its local shops and golf course. Within a two minute walk there are bus stops which facilitate the U1, U2, U3, U4, U5, U7 and more. Uxbridge Town centre is approximately a mile away with its array of shops, restaurants, bars and Metropolitan/Piccadilly line train station with its direct access to Baker Street and the City. The property is conveniently located for Stockley Park, Hillingdon Hospital, Brunel University and Heathrow Airport as well as a number of motorway links including the A40/M40, M4 and M25 with their links to London and the Home Counties.

Outside

The front of the property has a paved driveway creating off street parking with own drive to the 16ft garage whilst the private rear garden is mainly laid to lawn with an elevated decked patio area creating great space for outdoor enjoyment.





Schools:

Colham Manor Primary School 0.4 miles
Hillingdon Primary School 0.5 miles
Bishopshalt Senior School 0.5 miles



Train:

West Drayton Station 1.3 miles
Uxbridge Station 1.4 miles
Hillingdon Station 1.9 miles



Car:

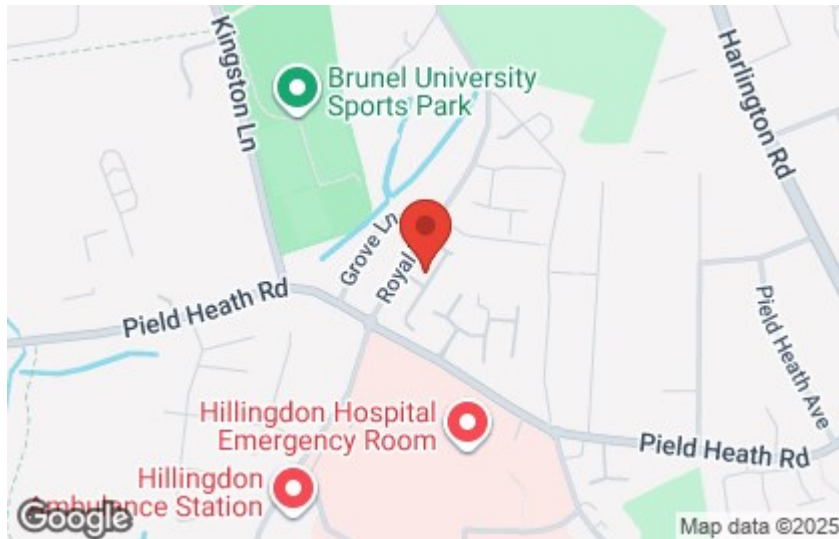
M4, A40, M25, M40



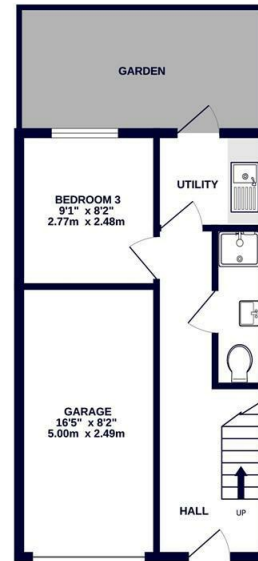
Council Tax Band:

E

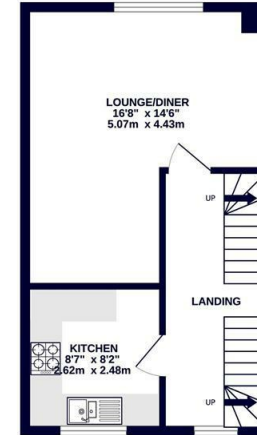
(Distances are straight line measurements from centre of postcode)



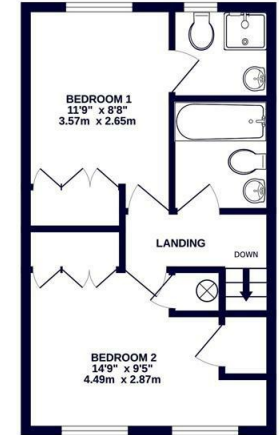
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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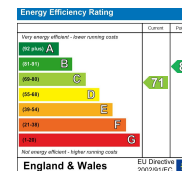
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.