

# Harvey Road

Hillingdon • Middlesex • UB10 0HS  
Guide Price: £515,000



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# Harvey Road

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A three bedroom semi detached house situated on Harvey Road, located on the ever popular Silver Estate regarded as one of Hillingdon's most sought after locations for the modern family, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools. The ground floor of the property comprises an entrance hall with doors leading to the 12ft lounge, 15ft dining room and 8ft kitchen. To the first floor is a 12ft main bedroom, 10ft second bedroom with fitted wardrobes, 6ft third bedroom and family bathroom. Outside there is off street parking, private rear garden and 17ft garage.

Three bedroom house

Semi detached

No onward chain

Close to local amenities

12ft lounge

8ft kitchen

12ft main bedroom

17ft garage

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

A three bedroom semi-detached house on a popular residential road on the Silver Estate close to a variety of amenities. The ground floor of the property comprises an entrance hall with doors leading to the 12ft lounge, 15ft dining room and 8ft kitchen. To the first floor is a 12ft main bedroom, 10ft second bedroom with fitted wardrobes, 6ft third bedroom and family bathroom.

## Outside

The front of the property has been blocked paved creating off street parking, whilst the private rear garden is mainly laid to lawn with a 17ft garage that can also be accessed via the shared driveway.

## Location

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



## Schools:

St Bernadette's R C Junior & Infant School 0.2 miles  
 Abbotsfield & Swakeleys High Schools 0.3 miles  
 Highfield Primary School 0.6 miles



## Train:

Hillingdon Station 1.2 miles  
 Uxbridge Station 2.4 miles  
 West Drayton Station 3.3 miles



## Car:

M4, A40, M25, M40



## Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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BASEMENT  
155 sq ft. (14.4 sq m.) approx.



GROUND FLOOR  
419 sq ft. (38.9 sq m.) approx.



1ST FLOOR  
319 sq ft. (29.6 sq m.) approx.



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TOTAL FLOOR AREA - 893 sq ft. (82.9 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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	
	Current
Very energy efficient - lower running costs	
80 (A)	A
79-81 (B)	B
78-80 (C)	C
77-79 (D)	D
76-78 (E)	E
75-76 (F)	F
74-75 (G)	G
All energy efficient - higher running costs	
60 (G)	G
50 (F)	F
40 (E)	E
30 (D)	D
20 (C)	C
10 (B)	B
0 (A)	A

EU 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.