

Hartshill Close

Hillingdon • Middlesex • UB10 9LH

Guide Price: £775,000



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A spacious four bedroom detached home nestled in a peaceful residential cul-de-sac just off of Sweetcroft Lane. The property is located close to well-regarded schools and a variety of recreational facilities including Hillingdon Golf and Cricket Club and Court Park. Additionally, Hillingdon train station is just a short walk away, making this an ideal location for families. This property offers potential to extend (S.T.P) and is offered to market with no onward chain. The property briefly comprises a 12ft garage, 11ft kitchen, 22ft lounge, 23ft conservatory, a downstairs W/C, 17ft main bedroom, 11ft second bedroom, 10ft third bedroom, 9ft fourth bedroom and family bathroom. Outside of the property there is a off street parking to the front and a private landscape garden to the rear.

Four bedroom house

Detached

No onward chain

Sought after location

22ft lounge

23ft conservatory

17ft main bedroom with fitted wardrobes

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 four bedroom, detached property located in the heart of North Hillingdon that is offered to the market with no onward chain. The ground floor of the property comprises a 12ft garage, an entrance hall with doors leading to the 11ft fitted kitchen, downstairs W/C, 22ft lounge and 23ft conservatory. To the first floor there is a 17ft main bedroom with fitted wardrobes, 11ft second bedroom, 10ft third bedroom, 9ft fourth bedroom and family bathroom.

Location

Hartshill Close is a popular residential Cul-De-Sac positioned just off Sweetcroft lane in North Hillingdon just a short walk from Hillingdon train station and local shops. There are well regarded schools in close proximity and recreational facilities also nearby such as Hillingdon Golf and Cricket Club, Court Park. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars is a short distance away along with the A40/M40/M4 and M25 giving access to London and the Home Counties along with Heathrow Airport.

Outside

The property benefits from its own driveway to the 17ft garage, generous off street parking and private rear garden. The landscape rear garden has been created to keep it low maintenance all year round whilst featuring a paved patio at the back of the house and through the centre of the garden with a pop of colour from the bushes and shrubs at it's borders.



Schools:

St Helen's College 0.2 miles
Oak Farm Junior School 0.3 miles
St Bernadette Catholic Primary School 0.6 miles



Train:

Hillingdon 0.4 miles
Ickenham 1.1 miles
Uxbridge 1.1 miles



Car:

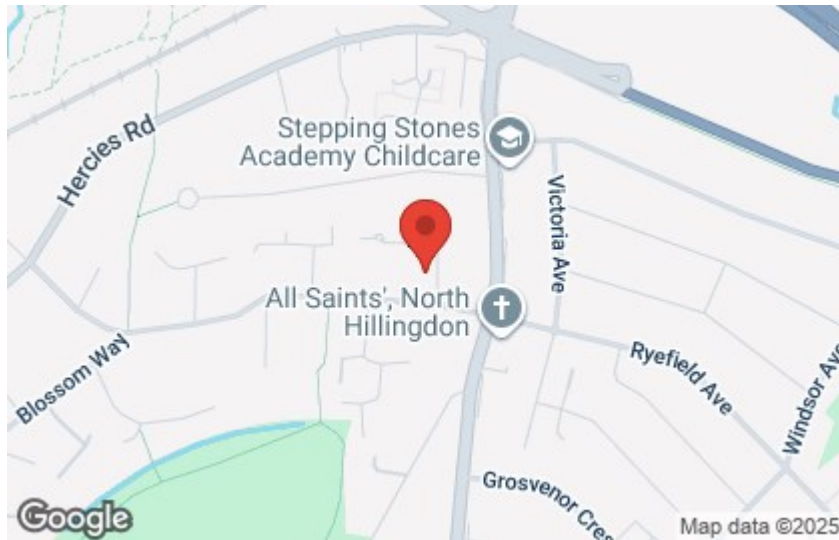
M4, A40, M25, M40



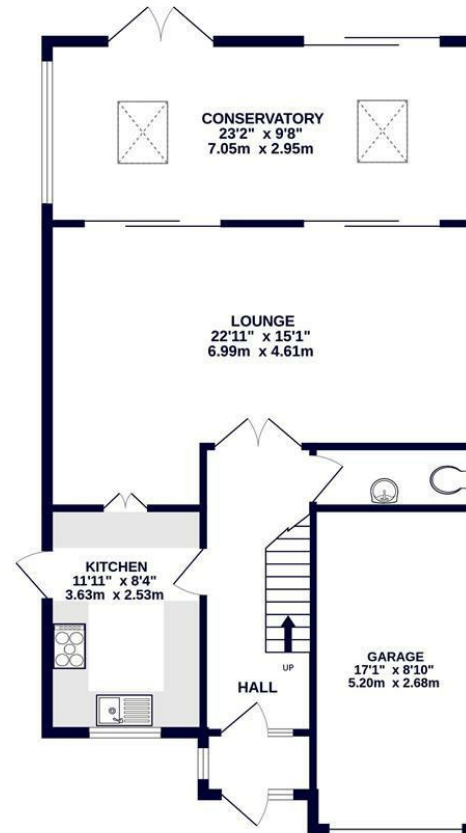
Council Tax Band:

F

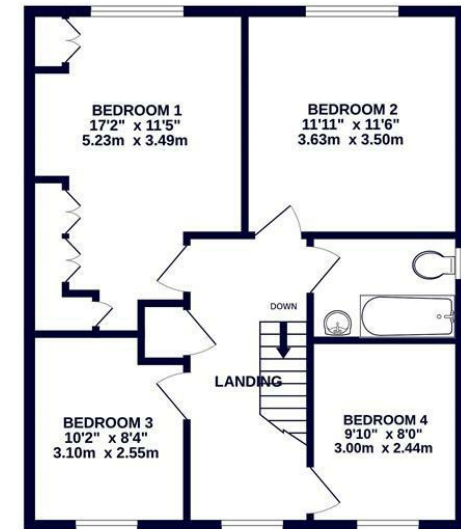
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1533 sq.ft. (142.5 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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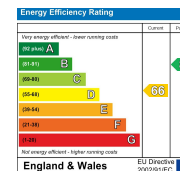
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