

Southfield Close

Hillingdon • Middlesex • UB8 3JJ
Guide Price: £535,000



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A three bedroom semi detached family that is situated on a popular and convenient Cul-de-sac just off Harlington Road offering easy access to the Uxbridge Road and Hillingdon Village with all its amenities including local shops and sought after schools including Hillingdon Primary and Bishopshalt Senior.

The property comprises of entrance hall, 11ft living room, 16ft kitchen/breakfast room, 11ft master bedroom, 11ft second bedroom, 7ft third bedroom and family bathroom. The front of the property offers off street parking, whilst the shared drive leads to a west facing garden that benefits from a patio area leading to a lawned area with a garden shed to the rear.

Three bedroom house

Semi detached

Potential to extend (S.T.P)

Cul-de-sac

Convenient location

11ft living room

16ft kitchen / diner

No onward chain

Off street parking

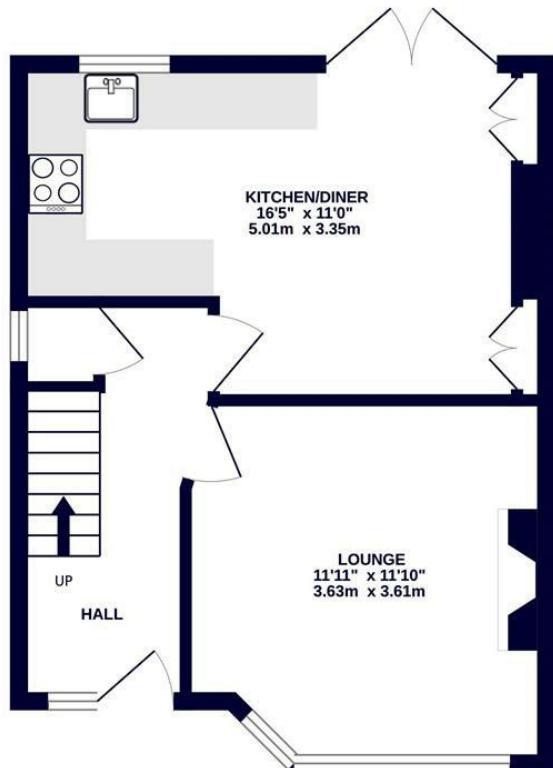
West facing rear garden

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.

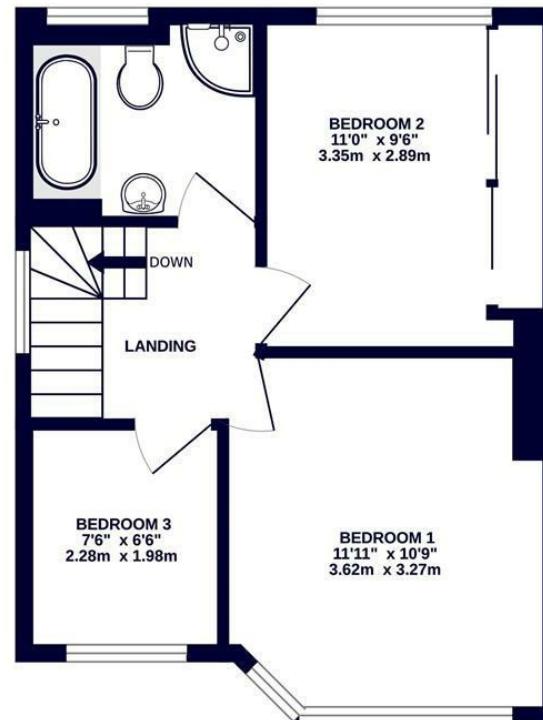




GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



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TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
80-81	A
81-82	B
83-84	C
85-86	D
87-88	E
89-90	F
91-92	G
More energy efficient - higher running costs	
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.