

Misbourne Road

Hillingdon • Middlesex • UB10 0HP

Guide Price: £635,000



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A three double bedroom, two bathroom, semi-detached house that is situated on generous and rarely available plot and located on popular and quiet cul-de-sac just off of Long Lane. The property is within walking distance of a number of highly regarded primary schools, Hillingdon Tube Station is within walking distance while the A40/M40/M25/M4 are just a short drive away. The ground floor of the property comprises 12ft living room, 10ft dining room, 10ft study, 15ft kitchen/breakfast room. To the first floor is a 14ft main bedroom with en-suite shower room, 12ft second bedroom, 10ft third bedroom and family bathroom. Outside there is ample parking, private rear garden, 21ft double garage and 11ft summer house.

Three bedroom house

Semi detached

Circa 1/4 of acre plot

Extended

15ft kitchen/breakfast room

14ft master bedroom with en-suite

11ft summer house

21ft double garage

Sought after road

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 well presented three double bedroom, two bathroom semi detached house situated on a sought after cul-de-sac just off of Long Lane that has been extended and updated by the current owners. The ground floor of the property comprises 12ft living room, 10ft dining room, 10ft study, 15ft kitchen/breakfast room. To the first floor is a 14ft master bedroom with en-suite shower room, 12ft second bedroom, 10ft third bedroom and family bathroom.

Location

Misbourne Road is a popular residential road situated just off Long Lane and within walking distance of a number of highly regarded primary schools such as St Bernadette's, Hillingdon Primary and Oak Farm, plus Bishopshalt Senior School. Hillingdon Tube Station is within walking distance while the A40/M40/M25/M4 are just a short drive away along with Stockley Park, Hillingdon Hospital, Brunel University, Heathrow Airport and Uxbridge Town Centre with its multitude of shops, bars and restaurants. For the sports enthusiasts Court Park, with its tennis courts and bowls club, Hillingdon Golf and Cricket Club and Uxbridge Leisure centre with its gym and inside and outside swimming pools are all close by.

Outside

The front of the property has been paved creating off street parking. The side of the property benefits from a double gate allowing access to the garden with the option of parking numerous vehicles in front of or inside the 21ft double garage. To the rear is a spectacular garden with a patio and an electric awning across the rear of the house creating a perfect seating and entertaining space. The garden boasts an expanse of lawn that has been well maintained by the current owners, there is an 11ft summer house with a small patio behind the garage. The garden backs onto the RAF Cricket Ground and is bordered by a variety of bushes and trees giving a high degree of privacy and a real sense of seclusion and tranquility.



Schools:

St Bernadette Catholic Primary School 0.1 miles
Oak Farm Junior School 0.3 miles
Hillingdon Primary School 0.6 miles



Train:

Hillingdon Station 1.0 miles
Uxbridge Station 1.1 miles
Ickenham Station 1.6 miles



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



OUTBUILDING
466 sq.ft. (43.3 sq.m.) approx.



GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



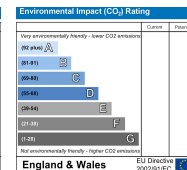
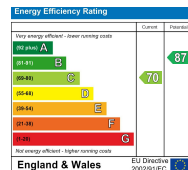
TOTAL FLOOR AREA : 1416 sq.ft. (131.6 sq.m.) approx.

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 not 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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