

# Cedars Drive

Hillingdon Village • Middlesex • UB10 0JU

Guide Price: £1,050,000



coopers  
est 1986

# Cedars Drive

Hillingdon Village • Middlesex • UB10 0JU

A rarely available four bedroom detached family home that has been extended and updated by the current owners whilst being situated on a sought after road in Hillingdon Village that was built by "Warren". The ground floor comprises spacious entrance hallway with ample storage space and W/C, 18ft living room, 9ft study, 27ft kitchen/diner which leads to a separate utility room. On the first floor, there is a 13ft master bedroom with en-suite shower room, 12ft second bedroom with en-suite shower room, 12ft third bedroom, 12ft fourth bedroom and family bathroom. Outside there is off street parking, 29ft car port, private rear garden with a 16ft garden games room and 13ft garden gym.

Four bedroom house

Detached

Hillingdon Village

18ft living room

17ft kitchen/diner

13ft master bedroom with en-suite

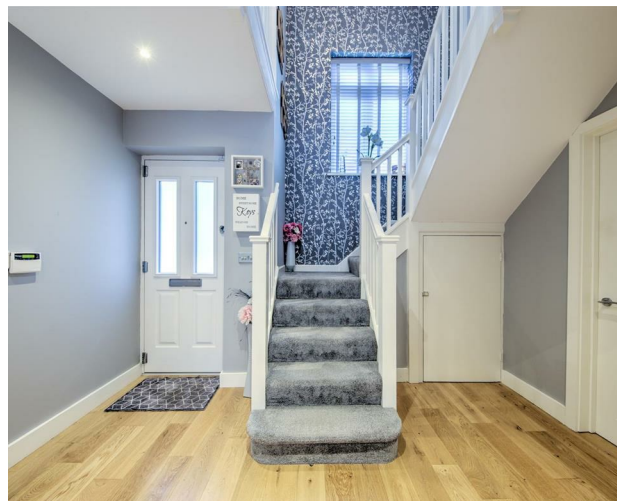
12ft second bedroom with en-suite

16ft Garden games room & 13ft gym

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 rarely available four bedroom detached house with generously proportioned rooms situated on a sought after road in Hillingdon Village that was built by "Warren". The ground floor comprises spacious entrance hallway with ample storage space and W/C, 18ft living room, 9ft study, 27ft kitchen/diner which leads to a separate utility room. On the first floor, there is a 13ft master bedroom with en-suite shower room, 12ft second bedroom with en-suite shower room, 12ft third bedroom, 12ft fourth bedroom and family bathroom.

### **Outside**

The front of the property offers off street parking with the driveway leading to the 29ft car port. The private rear garden is mainly laid to lawn with a patio area around the borders, the garden also benefits from a 16ft games room with shower room and 13ft gym with store.

### **Location**

Cedars Drive is a much sought after, tree lined, residential road in North Hillingdon with the advantage of numerous recreational facilities nearby such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station 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.



### Schools:

St Bernadette Catholic Primary School 0.6 miles away  
ACS Hillingdon International School 0.4 miles away  
Bishopshalt Senior School 0.4 miles away



### Train:

Uxbridge Station 1.0 miles away  
Hillingdon Station 1.2 miles away  
Ickenham Station 1.8 miles away



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

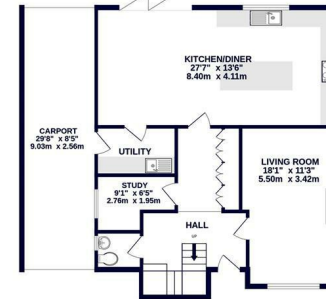
(Distances are straight line measurements from centre of postcode)



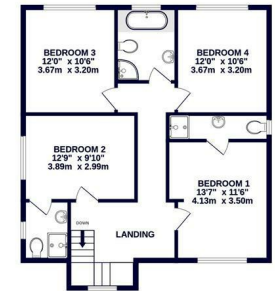
OUTBUILDINGS  
463 sq.ft. (43.0 sq.m.) approx.



GROUND FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



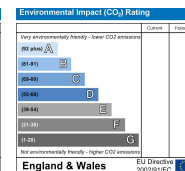
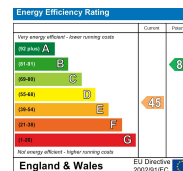
TOTAL FLOOR AREA : 2386 sq.ft. (221.6 sq.m.) approx.

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 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.  
Made with Metropix ©2023



01895 230 103  
109 Hillingdon Hill, Hillingdon Village,  
Middlesex, UB10 0JQ  
hillingdon@coopersresidential.co.uk

CoopersResidential.co.uk



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.