

Brambles Farm Drive

Hillingdon • Middlesex • UB10 0DY

Offers In Excess Of: £450,000



coopers
est 1986

Brambles Farm Drive

Hillingdon • Middlesex • UB10 0DY

A spacious three bedroom end terrace house situated on a popular residential road in Hillingdon and offered to the market with no onward chain. The property briefly comprises an entrance hall, 23ft lounge/diner and 9ft kitchen, 12ft main bedroom, 10ft second bedroom, 8ft third bedroom and family bathroom. The front of the property is mainly laid to lawn with potential to create off street parking. The private garden is mostly laid to lawn with a patio across the rear of the house. The property benefits gated side access and a storage shed.

Three bedroom house

End-terrace

No onward chain

23ft living/dining room

9ft kitchen

12ft bedroom

10ft second bedroom

Family bathroom

Great transport links

Private 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.





Property

A spacious three bedroom end terrace house situated on a popular residential road in Hillingdon. The ground floor comprises entrance hall, 23ft lounge/diner and 9ft kitchen. To the first floor there is a 12ft main bedroom, 10ft second bedroom, 8ft third bedroom and family bathroom.

Location

Situated just off the Uxbridge Road, close to Long Lane, Brambles Farm Drive is a popular cul-de-sac situated within easy reach of a number of highly regarded schools including Hillingdon Primary, St. Bernadettes, Bishopshalt and Swakeleys school for girls. Other amenities include local shops, Hillingdon's Metropolitan/Piccadilly line tube station, Hillingdon hospital and Brunel University. The A40/ M40 and M4 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre and its multitude of shopping facilities.

Outside

The front of the property is mainly laid to lawn with potential to create off street parking. The private garden has a paved patio across the rear with lawn throughout.



Schools:

Hillingdon Primary 0.1 miles
Bishopshalt Senior School 0.3 miles
Swakeleys School for girls 0.5 miles



Train:

Uxbridge Station 1.5 miles
Hillingdon Station 1.5 miles
West Drayton Station 1.7 miles



Car:

M4, A40, M25, M40



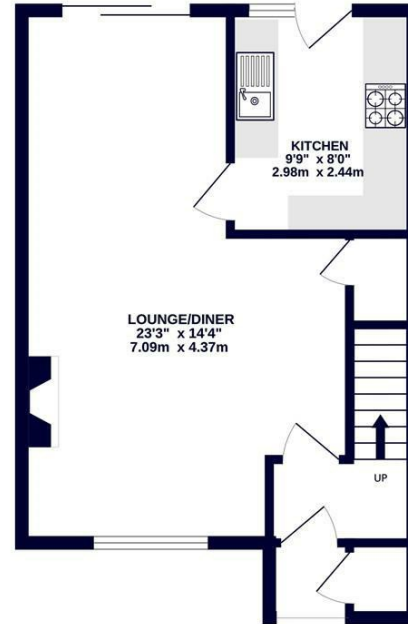
Council Tax Band:

D

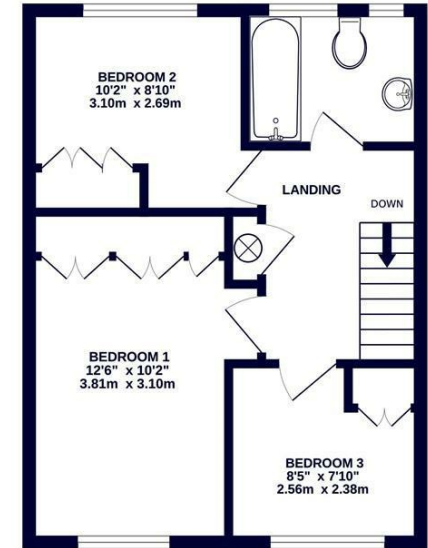
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - highest running costs	F		
Extremely energy inefficient - very high running costs	G		
Not energy efficient - higher running costs			
England & Wales		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.