Hubbards Close

Hillingdon • Middlesex • UB8 3HB Offers In Excess Of: £500,000



coopers est 1986

Hubbards Close

Hillingdon • Middlesex • UB8 3HB

A three bedroom, end-terraced house situated on Hubbards Close, a popular residential cul-de-sac in Hillingdon which is conveniently located for local shops, schools, Stockley Park and within easy reach of Uxbridge Town Centre, with its variety of shops, restaurants, bus links, and Metropolitan/Piccadilly train station. The property comprises 17ft living/dining room, 9ft kitchen and a downstairs W/C. The first floor comprises 14ft main bedroom, 11ft second bedroom, 11ft third bedroom and family bathroom. Outside there is on street parking and private rear garden that has been mainly laid to lawn.

Three bedroom house

End-terraced

Potential to extend (S.T.P)

Great transport links

No onward chain

17ft living/dining room

9ft kitchen

14ft main bedroom with fitted wardrobes

Allocated parking

Private rear garden

These particulars are intended as a guide and must not be reliec upon as statements of fact. Your attention is drawn to the Important Notice on the last page.













Property

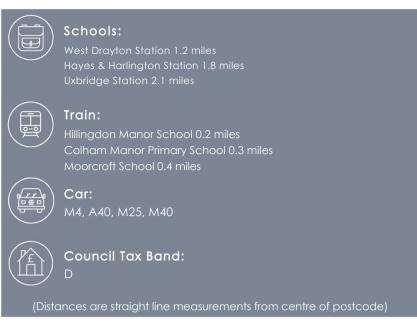
A spacious three-bedroom end-terraced home presents an exciting opportunity, with potential to extend (subject to the usual planning consents). The ground floor has been thoughtfully arranged to maximize space and functionality, featuring a convenient downstairs W/C, a generous 17ft openplan living/dining room, and a 9ft fitted kitchen. Upstairs, the property comprises a well-proportioned 14ft main bedroom with fitted wardrobes, an 11ft second bedroom, an 11ft third bedroom, and a family bathroom.

Location

Hubbards Close is a popular residential cul-de-sac in Uxbridge which is conveniently located for local shops, schools and within easy reach of Uxbridge Town Centre with its variety of shops, restaurants, bus links, and Metropolitan/Piccadilly train station. Heathrow airport, Stockley Park Business Centre and Golf Club, Brunel University and the M4 and M25 with their links to London and the Home Counties are all just a short drive away.

Outside

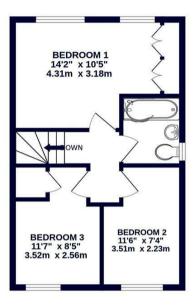
Externally, the property benefits from its own private pathway entrance and on-street parking. The landscaped rear garden is mainly laid to lawn and bordered by mature shrubs and plants, offering a sense of seclusion. A paved patio area to the rear of the house provides an ideal space for outdoor entertaining.





GROUND FLOOR 409 sq.ft. (38.0 sq.m.) approx. 1ST FLOOR 406 sq.ft. (37.7 sq.m.) approx.







TOTAL FLOOR AREA: 814 sq.ft. (75.7 sq.m.) approx.

Whilst every attempts has been made to ensure the accuracy of the floopfain contained here, measurement of doors, windows, soons and any other terms are approximate and no responsibility is taken for any error, emission or me-statement. This plan is not flootfained propose only and should be used as such by any prospective purchaser. This should be in the floor than the propose only and should be used as such by any prospective purchaser. This should be in the should be approximately as to their operability or efficiency can be given.



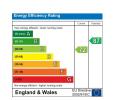


01895 230 103

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.