

Greatfields Drive

Hillingdon • Middlesex • UB8 3QN
Guide Price: £450,000



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A four / five bedroom townhouse situated on Greatfields Drive, a residential road by Hillingdon hospital, just a short walk from a number of highly regarded schools and transport links. The property comprises 11ft fifth bedroom / living room, 17ft kitchen/living room and downstairs W/C. The first floor comprises 12ft fourth bedroom, 12ft third bedroom and family shower room. The second floor comprises 15ft main bedroom, 11ft second bedroom with fitted wardrobes and second family bathroom. Outside, there is a storage area, off street parking and south-facing private rear garden.

Four / five bedrooms

17ft kitchen / diner

Convenient location

No onward chain

Off street parking

Two bathrooms

Rear garden

All double bedrooms

Cul-de-sac location

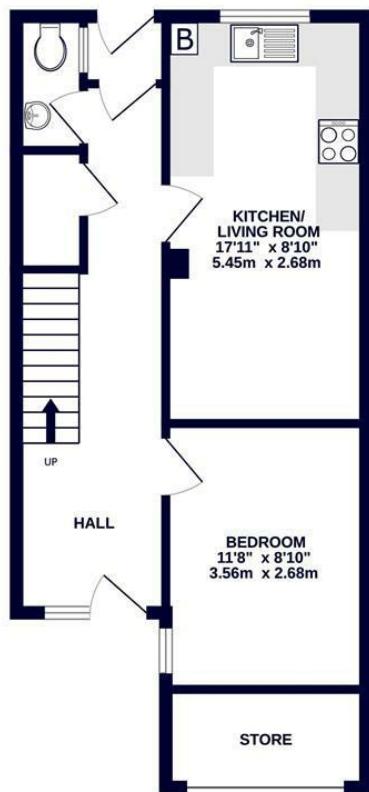
Ground floor W.C

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.

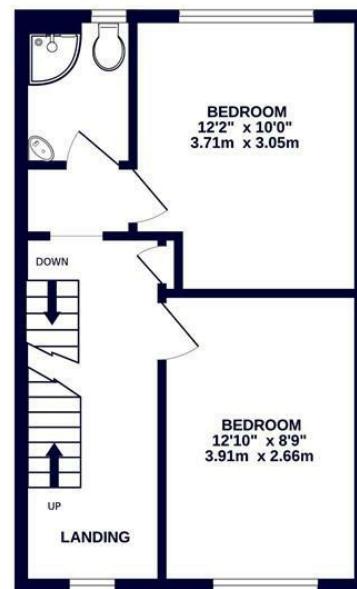




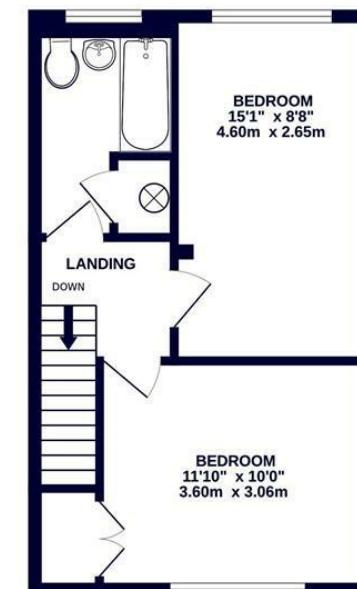
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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	
2019-2020 A	86
2018-19 B	74
2017-18 C	
2016-17 D	
2015-16 E	
2014-15 F	
2013-14 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.