

# Angle Close

Hillingdon • Middlesex • UB10 0BS

Guide Price: £850,000



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A four bedroom, detached, family home situated on a sought after cul-de-sac in North Hillingdon with generously proportioned rooms throughout with potential to extend (S.T.C). Angle Close is tucked away in the highly desirable residential enclave of Hillingdon opposite the beautiful Court Park with its tennis courts, playing fields and bowls club, offering easy access to Hillingdon train station and bus links. It is within walking distance of a range of local amenities including shops, cafes and well-regarded schools. The property comprises an open plan 16ft dining room and 15ft living room, 15ft kitchen and downstairs W/C. To the first floor, there is the 16ft main bedroom with fitted wardrobes, 12ft second bedroom, 9ft third bedroom, 8ft fourth bedroom and family bathroom. Outside, there is off street parking and a generous, south-facing, landscaped private rear garden boarded by a variety of evergreen trees and shrubs creating a high degree of privacy.

Four bedroom house

Detached

Sought after location

Cul-de-sac

Potential to extend (S.T.P)

15ft living room

16ft main bedroom with fitted wardrobes

32ft garage

South-facing 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.

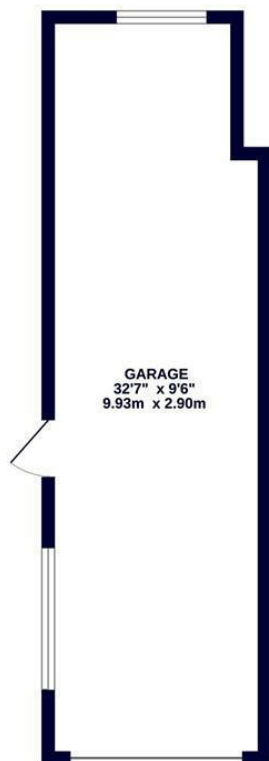




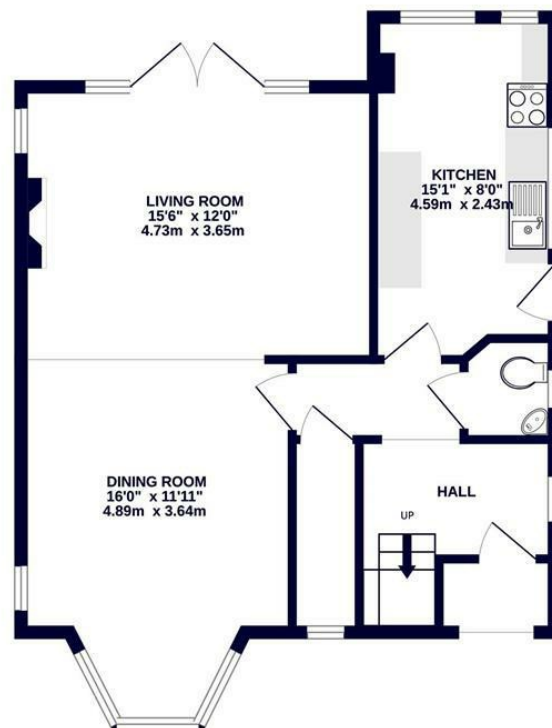




OUTBUILDING  
303 sq.ft. (28.1 sq.m.) approx.



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

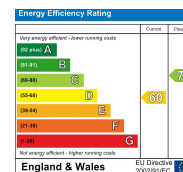
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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