



## Hindhead Close, Hillingdon, Middlesex UB8 3UE

**PCM £1,695 PCM**  
EPC Rating Current 63 Potential 87

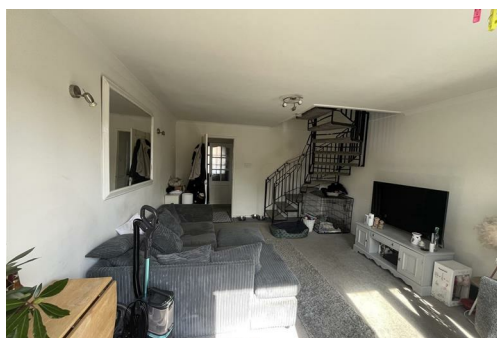
Austin Residential are delighted to present this bright and spacious two double bedroom property to market in a quiet cul-de-sac location.

The property briefly compromises; Modern fitted kitchen, large lounge/dining room room with door directly onto easily maintainable private garden. Spiral staircase to first floor offering two double bedrooms both with fitted wardrobes and a modern white family bathroom suite.

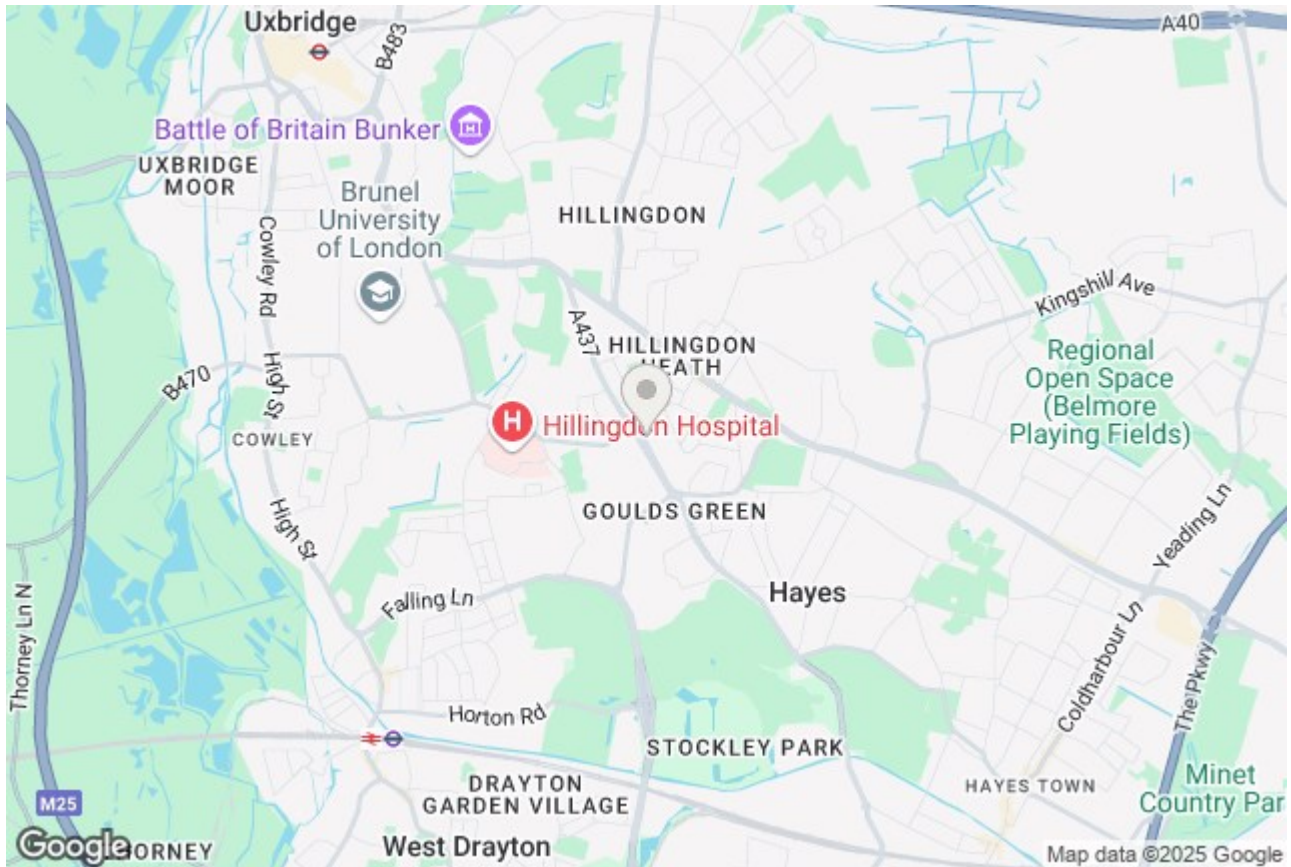
Further Benefits; Private garden, double glazing , gas central heating, and residents parking for one car.

Hindhead Close is conveniently located for access to the M25/A40, this home is supremely positioned near local schools with outstanding ofsted reports and is within minutes walk from the Uxbridge Road with it's wide range of shops and amenities.

Available Mid May- Unfurnished.







#### Important Notice

1. These Particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair summary of the property.
2. Any description or any information given should not be relied upon as a statement or representation of fact or that the property or its services are in good condition.
3. The photographs show only certain parts of the property at the time they were taken. Any area, measurement or distances given are approximate only.
4. All statements contained in these particulars in relation to the property are made without responsibility on the part of Austin Residential nor any of their employees have any authority to make or give any representation or warranty whatsoever in relation to the property.
5. Money Laundering Regulations' intending purchasers will be asked to produce identification documentation. We would ask for your co-operation in order that there will be no delay in agreeing a sale.

**Austin**  
Residential

#### Viewing

Strictly by appointment with:  
75 High Street, Ruislip, Middlesex, HA4 8JB

Tel : 01895 613000

Fax: 01895 613018

Email: [ruislip@austinresidential.co.uk](mailto:ruislip@austinresidential.co.uk)