

Hillbeck Way

Greenford • • UB6 8LT
Offers In Excess Of: £515,000



coopers
est 1986

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Greenford • • UB6 8LT

Coopers presents this charming two double bedroom end of terrace house for sale, located on a quiet residential road in the heart Greenford. Newly built in 2017 and thus includes LABC new homes warranty, this end of terrace house benefits from a front driveway for off street parking (two cars), 7 kW car charge point on porch, reception room that enjoys plenty of natural light, separate kitchen, two double bedrooms, bathroom, separate WC, rear garden with office/study and an efficient Energy Rating (B).

END OF TERRACE

TWO DOUBLE BEDROOMS

EXCELLENT CONDITION THROUGHOUT

FAMILY BATHROOM

OFF STREET PARKING

GARDEN WITH OFFICE ROOM

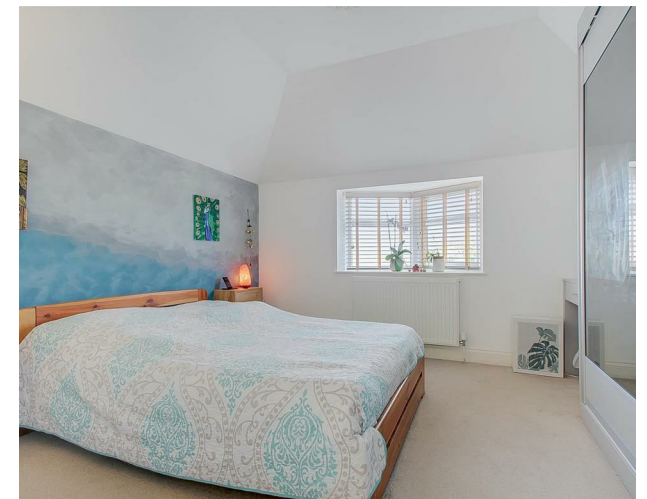
WALKING DISTANCE TO GREENFORD STATION

BUILT IN 2017

ELECTRIC CHARGER POINT

890 SQ.FT

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.





DESCRIPTION

As you enter the property you're greeted into the porch which leads into the hallway which grants you access to all ground floor rooms. To the front of the property is the living room allowing an abundance of natural light through the dual aspect windows. Towards the rear is the fitted kitchen which has ample storage room, appliance space and a door providing access to the rear garden. Completing the downstairs is the w.c. To the first floor there are two double bedrooms and a family bathroom. The attic also has lots of storage space and is fully insulated and boarded with a hatch. Added benefits include Harvey's water softener for the whole house and frizz life reverse osmosis water filter. Newly built in 2017 and thus includes LABC new homes warranty.

OUTSIDE

To the front of the property is a driveway creating off street parking for two cars and also a 7kw proper car charge point on porch. To the rear a well maintained rear garden with an office outbuilding which is fully insulated with electrics and heater.

SITUATION

Located minutes walk to Greenford Station (Central Line), Tesco Express and the array of shops in Westway Cross Retail Park. The location also provides bus links with easy access to Wembley High Road and Heathrow Airport. The property is in close proximity to a number of schools rated Outstanding by Ofsted, including William Perkin Church of England High School and Selborne Primary School.



Schools:

William Perkin Church of England High School (0.4 miles)
Selborne Primary School (1 mile)



Train:

Greenford Station (0.2 miles)



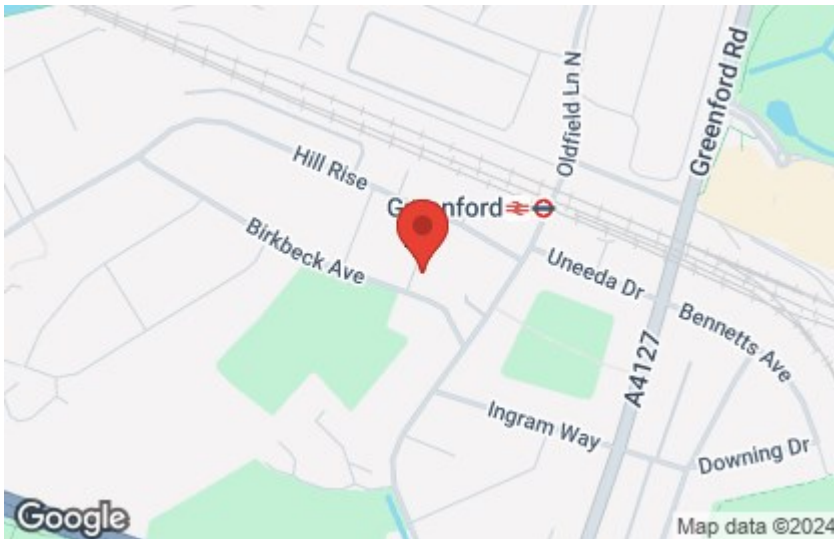
Car:

M4, A40, M25, M40



Council Tax Band:

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 890.28 SQ. FT / 82.71 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1012.23 SQ. FT / 94.04 SQ. M

WE WILL MAKE EVERY ATTEMPT TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE. MEASUREMENTS OF ROOMS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO SCALE.



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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Not very energy efficient	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales
EPC Standard 2020/1/10

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.