

Uxbridge Road

Hillingdon • Middlesex • UB10 0LF
Offers In Excess Of: £700,000



coopers
est 1986

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A three / four bedroom, detached chalet-bungalow situated on Uxbridge Road with the advantage of numerous recreational facilities nearby such as Hillingdon Golf and Cricket Club, Court Park and the fitness and leisure centre in Uxbridge. Uxbridge Town Centre with its array of shopping facilities, restaurants and bars and the Piccadilly/Metropolitan Line Station is a short distance away along with the A40/M40/M4 and M25. The property offers flexible accommodation and comprises, porch, spacious entrance hall with doors leading to the 20ft lounge, 20ft kitchen/dining room, utility room, 12ft main bedroom with fitted wardrobes, 9ft fourth bedroom/study and family bathroom. To the first floor, you will find the 17ft second bedroom with fitted wardrobes, 17ft third bedroom with fitted wardrobes, and W/C. Outside there is ample off street parking and private rear garden with a block paved patio across the rear of the house creating great space for outdoor enjoyment.

Four bedroom chalet bungalow

Detached

Sought after location

20ft lounge

20ft kitchen/dining room

Utility room

12ft main bedroom with fitted wardrobes

17ft second bedroom with fitted wardrobes

Private rear garden

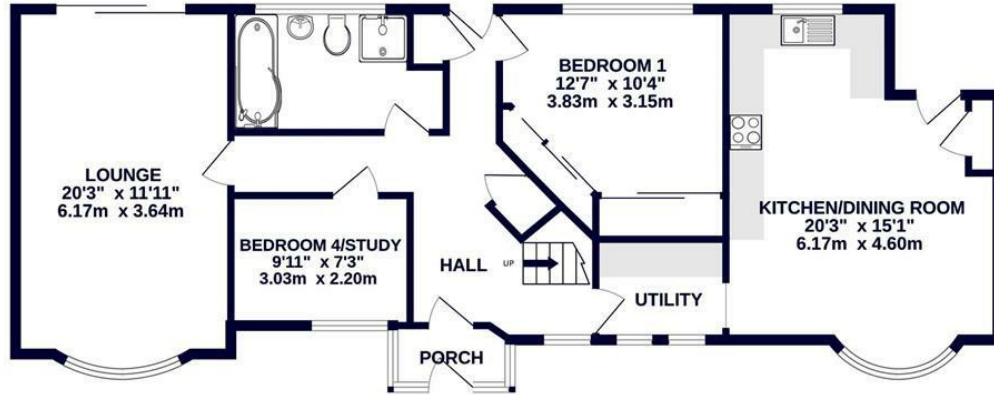
Off street parking

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.

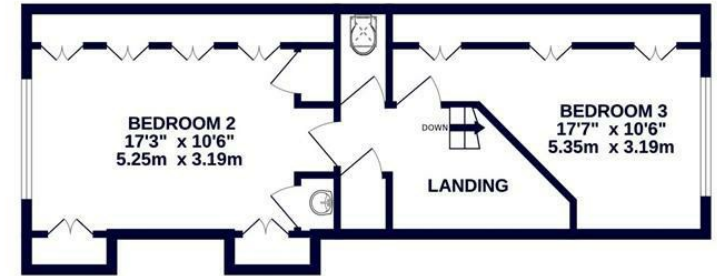




GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - highest running costs	G		
		72	73

England & Wales
EPC 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.