

# Harvey Road

Hillingdon • Middlesex • UB10 0HS  
Guide Price: £490,000



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# Harvey Road

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A three bedroom semi detached house situated on Harvey Road, a popular residential road in Hillingdon, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools.

The ground floor of the property comprises porch, 15ft living room, 10ft dining room, 18ft kitchen and utility room.

To the first floor is the 12ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes, 6ft third bedroom and family bathroom. Outside there is off street parking, private rear garden and numerous outbuildings.

Three bedroom house

Semi-detached

Extended

No onward chain

15ft living room

18ft kitchen

12ft main bedroom with fitted wardrobes

19ft 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.





### Property

A three bedroom semi-detached house that has already been extended whilst needing certain modernisation. The ground floor of the property comprises porch, 15ft living room, 10ft dining room, 18ft kitchen and utility room. To the first floor is the 12ft main bedroom with fitted wardrobes, 10ft second bedroom with fitted wardrobes, 6ft third bedroom and family bathroom.

### Location

Harvey Road is located on the ever popular Silver Estate regarded as one of Hillingdon's most sought after locations for the modern family, offering access to a number of local amenities including local shops, Hillingdon's Metropolitan/Piccadilly line train station and a number of highly regarded local schools including St Bernadettes, Oak Farm and Bishopshalt senior school. The A40/ M40 with its links to London and the Home Counties are a short drive away along with Uxbridge Town centre with its multitude of shopping facilities, bars and restaurants.

### Outside

The front of the property offers off street parking whilst the private rear garden allows access to numerous outbuildings.





### Schools:

St Bernadette's R C Junior & Infant School 0.2 miles  
 Abbotsfield & Swakeleys High Schools 0.3 miles  
 Highfield Primary School 0.6 miles



### Train:

Hillingdon Station 1.2 miles  
 Uxbridge Station 2.4 miles  
 West Drayton Station 3.3 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



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TOTAL FLOOR AREA: 1140 sq.ft. (105.9 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plans, all 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014: A	B
2014: B	C
2014: C	D
2014: D	E
2014: E	F
2014: F	G
More energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.