

# Churchill Close

Hillingdon • Middlesex • UB10 0EA

Guide Price: £350,000



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A well presented two bedroom ground floor maisonette situated on Churchill close, offering spacious and generously proportioned rooms throughout. Churchill close is a popular residential road located close to the Uxbridge Road and Long Lane offering access to a number of local amenities including local shops, transport links and a number of highly regarded local schools. The property comprises an entrance hall, 15ft lounge, 10ft kitchen, 11ft bedroom, 11ft second bedroom and family bathroom. Outside there is off street parking and a private rear garden which is mainly laid to lawn.

Two bedroom maisonette

Ground floor

Convenient location

15ft living room

10ft kitchen

11ft bedroom

11ft second bedroom

Great transport links

Off street parking

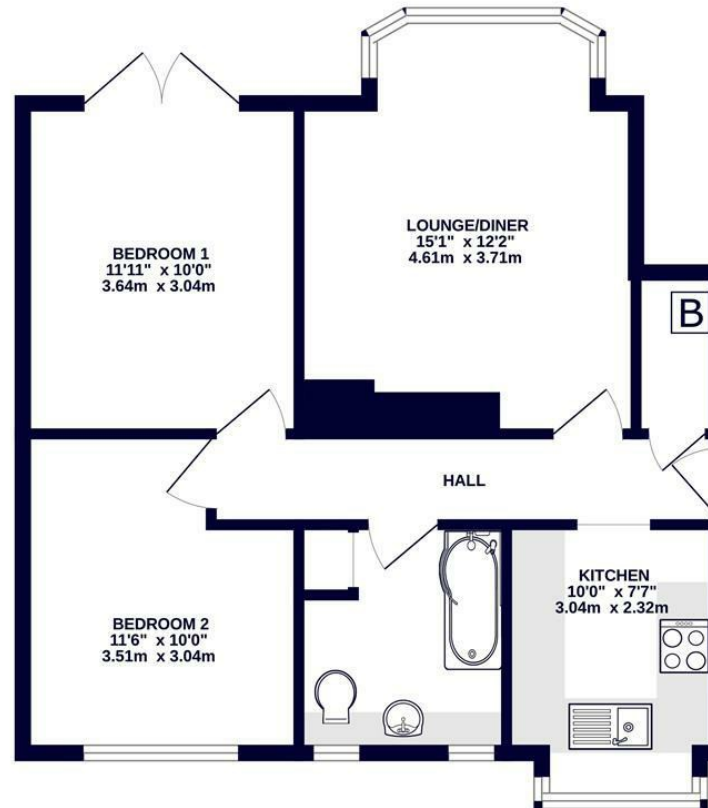
Private rear garden

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  
595 sq.ft. (55.3 sq.m.) approx.



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TOTAL FLOOR AREA : 595 sq.ft. (55.3 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                             |         |        |
|------------------------------------------------------|---------|--------|
| Very energy efficient - lower running costs          | Current | Target |
| 95-100 A                                             |         |        |
| 81-94 B                                              |         |        |
| 69-80 C                                              |         |        |
| 55-68 D                                              |         |        |
| 49-54 E                                              |         |        |
| 45-48 F                                              |         |        |
| 35-44 G                                              |         |        |
| Below 35 Not energy efficient - higher running costs |         |        |
| 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.