

# Colham Road

Hillingdon • Middlesex • UB8 3WQ

Guide Price: £525,000



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Situated in a convenient Hillingdon location, this well-presented three-bedroom semi-detached home offers approximately 987 sq ft of well-planned accommodation, making it an ideal purchase for families, first-time buyers, or investors. The property features a spacious 14ft living room, three well-proportioned bedrooms comprising an 11ft principal bedroom, 12ft second bedroom, and 8ft third bedroom, together with a generous 18ft garage providing excellent storage or potential for further use. Outside, the property benefits from off-street parking to the front and a private rear garden, offering the perfect space for relaxing or entertaining. Ideally located, the home provides excellent access to the M25, Hillingdon Hospital, and a wide range of local amenities, including shops, schools, parks and public transport links, making it a superb choice for commuters and families seeking convenience and connectivity

Semi detached

Off street parking

14ft living space

20ft kitchen diner

11ft Main bedroom

12ft Second bedroom

8ft Third bedroom

18ft Garage space

Private rear garden

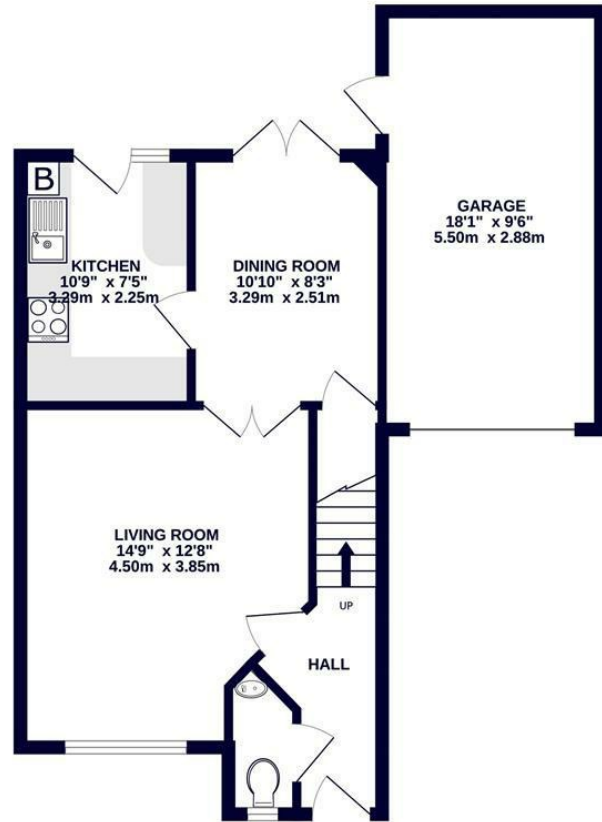
Close to local amenities

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.

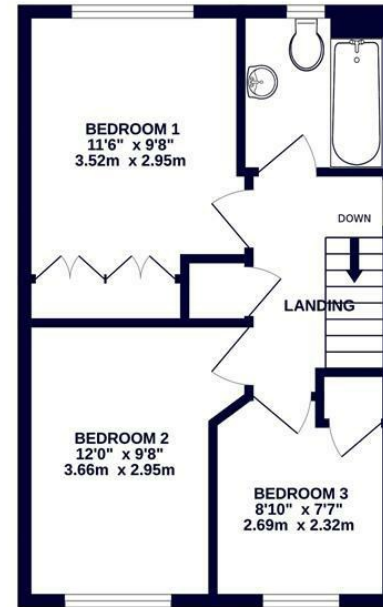




GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



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TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.

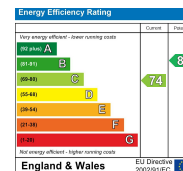
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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