

Goulds Green

Hillingdon • Middlesex • UB8 3DG

Guide Price: £525,000



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A three-bedroom semi-detached house situated on a residential road, ideally positioned close to open farmland, offering scenic country walks, Stockley Park Golf Course and local horse-riding facilities. Despite its peaceful setting, the property is just a stone's throw from Harlington Road, with its range of shops and excellent bus and road links. Hayes & Harlington Elizabeth Line station and the M4 are also within a short drive. The property has been extended to provide spacious and flexible accommodation. The ground floor comprises an entrance porch, 13ft living room, 15ft kitchen/diner, a 16ft second reception room/third bedroom and a wet room. To the first floor is a generous 15ft main bedroom, which was originally two separate bedrooms and could potentially be converted back if required, a 10ft second bedroom and family bathroom. Externally, the property benefits from off-street parking to the front and a rear garden with a useful 15ft summerhouse.

Three bedroom house

Semi detached

Extended

13ft living room

15ft kitchen dinner

Ground floor wet room

15ft main bedroom (originally two bedrooms)

First floor bathroom

Off street parking

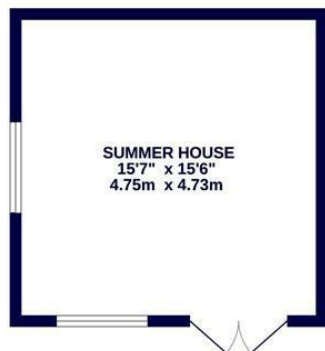
Rear garden with 15ft summerhouse

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.





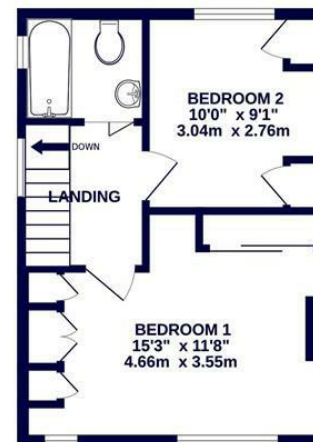
OUTBUILDING
242 sq.ft. (22.4 sq.m.) approx.



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1094 sq.ft. (101.7 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (101-120 kWh/m²/yr)		
A+ (81-100 kWh/m²/yr)		
A (61-80 kWh/m²/yr)		
B (41-60 kWh/m²/yr)		
C (21-40 kWh/m²/yr)		
D (11-20 kWh/m²/yr)		
E (6-10 kWh/m²/yr)		
F (1-5 kWh/m²/yr)		
G (0-1 kWh/m²/yr)		
Not energy efficient - higher running costs		
England & Wales EPC Standard 2020/01/01		

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.