ANDREWS RESIDENTIAL







- Four bedroom terrace townhouse
- Three bathrooms
- No onward chain
- Arranged over three floors

36 Arklay Close, Hillingdon, Middlesex, UB8 3WP

Guide Price £525,000

Andrews Residential are delighted to present this impressive and generously proportioned four-bedroom home, thoughtfully arranged over three floors and offering approximately 1,119 sq. ft. of versatile living accommodation. The property boasts spacious, well-balanced rooms throughout, providing excellent flexibility for modern family living. Ideally suited to growing families, first-time buyers and investors alike, this home presents a fantastic opportunity to acquire a spacious and adaptable property. Offered to the market with no onward chain, ensuring a potentially smoother and more straightforward purchase.







Property Description

PROPERTY

The property offers a well-planned and flexible layout, ideally suited to growing families, multi-generational living or investors alike. The ground floor comprises two well-proportioned bedrooms, a fitted kitchen and bathroom facilities, together with an entrance hallway providing access to the upper floors.

The first floor features an impressive reception room measuring approximately 16'5" x 14'7", providing an excellent space for relaxing and entertaining, alongside a further fitted kitchen and staircase access to the remaining accommodation.

Occupying the top floor are two additional bedrooms, including a generous principal bedroom measuring approximately 13'5" x 8'10", together with further bathroom facilities.

Offering accommodation across three floors, the property provides excellent flexibility and potential to suit a variety of living arrangements. Conveniently offered with NO ONWARD CHAIN, this is an excellent opportunity for both owner-occupiers and investors seeking a substantial four-bedroom property.

LOCATION

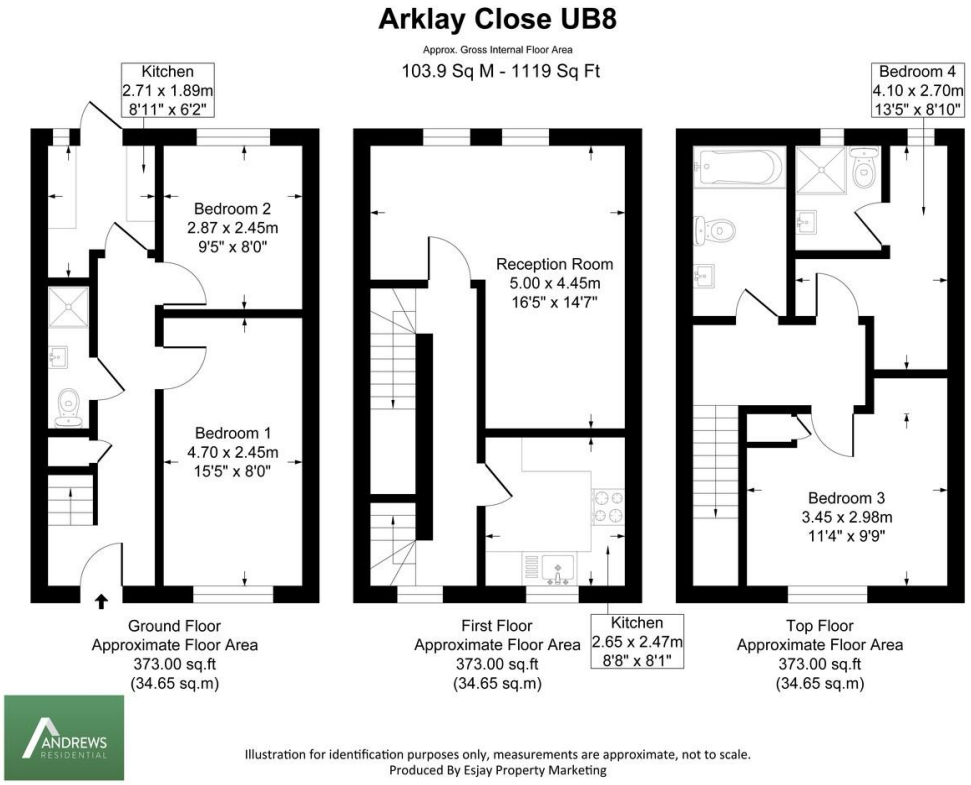
Arklay Close is situated within a popular residential area of Hillingdon, offering a pleasant setting with convenient access to a range of local amenities and transport links.

The property is ideally positioned for access to Hillingdon's local shopping facilities, supermarkets, cafés and restaurants, with further shopping and leisure amenities available in nearby Uxbridge town centre.

The area is also well placed for families, with a selection of nearby schools including Colham Manor Primary School, Hillingdon Primary School and Bishopshalt School. Brunel University London and Hillingdon Hospital are also within proximity.







For commuters, there are regular local bus services, while Uxbridge Underground Station provides access to the Metropolitan and Piccadilly lines, offering connections into Central London. West Drayton Station also provides rail connections, including Elizabeth line services.

Combining a convenient residential location with access to educational facilities, shopping amenities and transport connections, this property is ideally positioned for families, professionals and those looking to enjoy all that the Hillingdon and Uxbridge area has to offer.

TENURE

Freehold sale

Council tax band: E

EPC rating: C

Property currently let out as a HMO.

Hillingdon office
11 Crescent Parade
Hllingdon
UB10 OLG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

Hillingdon office 01895 231311
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